

above ground storage tank  
     air quality  
 asbestos/lead-based paint  
 baseline environmental assessment  
     brownfield redevelopment  
 building/infrastructure restoration  
     caisson/piles  
     coatings  
     concrete  
 construction materials services  
     corrosion  
     dewatering  
     drilling  
     due care analysis  
     earth retention system  
     environmental compliance  
 environmental site assessment  
     facility asset management  
     failure analyses  
     forensic engineering  
     foundation engineering  
     geodynamic/vibration  
     geophysical survey  
     geosynthetic  
     greyfield redevelopment  
     ground modification  
     hydrogeologic evaluation  
     industrial hygiene  
     indoor air quality/mold  
     instrumentation  
     masonry/stone  
     metals  
     nondestructive testing  
     pavement evaluation/design  
 property condition assessment  
     regulatory compliance  
     remediation  
     risk assessment  
     roof system management  
     sealants/waterproofing  
     settlement analysis  
     slope stability  
     storm water management  
     structural steel/welding  
     underground storage tank

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

**TRI-LAKES CONTAINER WAREHOUSE  
 505 STRAUSS PROVIMI ROAD  
 NORTH MANCHESTER, INDIANA**

**SME Project No.: 064801.00.001.015  
 October 21, 2013**

### **Prepared for:**

Tower Bank & Trust Company  
 116 East Berry Street  
 Fort Wayne, Indiana 46802

And

Community Development Corporation of Fort  
 Wayne and United States Small Business  
 Administration  
 200 East Berry Street, Suite 320  
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October 21, 2013

Mr. Tim Kuhn  
Tower Bank & Trust Company  
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RE: Phase I Environmental Site Assessment Report  
Tri-Lakes Container Warehouse  
505 Strauss Provimi Road, North Manchester, Indiana  
SME Project No.: 064801.00.001.015

Dear Mr. Kuhn:

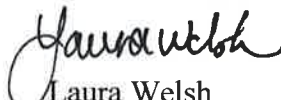
Soil and Materials Engineers, Inc. (SME) has completed a Phase I Environmental Site Assessment (ESA) of the above referenced property, hereinafter referred to as the Property. The enclosed Phase I ESA report presents SME's interpretation of site conditions at the time the Phase I ESA was completed, based on field observations, a review of readily available historical and regulatory records, and interviews.

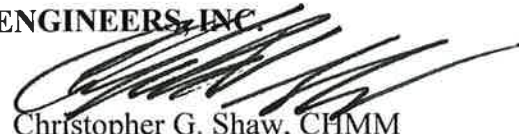
The Phase I ESA was requested to identify recorded and readily observable recognized environmental conditions associated with the Property. SME understands Bryan Kaiser (User), Tower Bank & Trust Company, and Community Development Corporation of Fort Wayne and United States Small Business Administration will rely upon the professional opinions and representations contained in the report in accordance with the terms and conditions agreed upon for the project. This reliance is not to be construed as a warranty or guarantee on the part of SME.

Thank you for the opportunity to provide these services. If you have any questions concerning this report, or if additional services are required, please call.

Very truly yours,

**SOIL AND MATERIALS ENGINEERS, INC.**

  
Laura Welsh  
Staff Geologist

  
Christopher G. Shaw, CHMM  
Project Manager

Distribution: Wabash Coalition: 1 Report, 1 CD  
Community Development Corporation of Fort Wayne and  
USSBA: 1 Report, 1 CD  
Mr. Bryan Kaiser: 1 Report, 1 CD

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Ohio

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consultants in the geosciences, materials, and the environment

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## 1.0 SUMMARY

SME's project team performed a Phase I Environmental Site Assessment (ESA) of the Tri-Lakes Container Warehouse property located at 505 Strauss Provimi Road, in North Manchester, Wabash County, Indiana, hereinafter referred to as "the Property," in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. The general Property location is shown in Figure 1.

The purpose of this Phase I ESA was to satisfy relevant All Appropriate Inquiry (AAI) requirements to qualify Mr. Bryan Kaiser (the User) for applicable landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act, as amended (CERCLA). One of the primary objectives is to identify recognized environmental conditions (RECs) in connection with the Property and assess the relative significance of the identified REC(s).

This Phase I ESA report is comprised of the following elements: 1) property description, 2) User-provided information, 3) records review, 4) site reconnaissance, 5) interviews, 6) findings, opinions, and conclusions.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Property except for the following:

- The potential for environmental impact from unreported and/or undetected releases of hazardous substances and/or petroleum products related to the following:
  - the fire at the former on-site building (Sections 4.3, 5.2.2, 7.1, and 7.2);
  - the fill from an unknown source located in the Property's southwestern portion (Sections 4.3, 6.3.6, and 7.1);
  - chemicals in the soil gas and groundwater at the Property and southeast-adjointing site as indicated by laboratory data from previous reports (Section 5.1); and,
  - former underground storage tank (UST) systems on the Property (Sections 4.5, 5.1, and 5.2.4).
- The potential for environmental impact from unreported and/or undetected releases and subsequent migration of hazardous substances and/or petroleum products onto the Property from sites of current and/or historical UST systems, waste lagoon/landfill, railroad tracks, and industrial operations located north, northeast, east, and southeast of the Property (Sections 3.2, 4.5, 5.1, 5.2.4, and 6.5).

It is the EP's opinion that a site investigation is needed to evaluate whether environmental contamination is associated with the identified RECs. In the EP's opinion, the following suspect RECs are not RECs in connection with the Property for the stated reasons.

- The RCRA CORRACTS (corrective action) appears to have been off-Property to the southeast at the former Peabody Furniture Company. The location of the corrective action, distance from the Property, apparent groundwater flow direction to the southwest, and completion of corrective action eliminates this suspect REC as a potential concern<sup>1</sup>.
- The ASTs noted at Speedway Redimix adjacent to the south of the Property are assumed to be related to their concrete mixing processes and the groundwater flow at the Property appears to be to the southwest which eliminates this suspect REC as a potential concern.

We identified one data gap in connection with this Phase I ESA; the Property's use prior to 1962 is unknown. Peabody Company has been present adjacent to the southeast of the Property since at least 1924. It is known that Peabody Company used a lagoon area north of the Property, therefore the unknown use of the Property prior to 1962 had an impact on our ability to identify RECs in connection with the Property.

We identified three limitations in connection with this Phase I ESA. Lighting was not available in all portions of the warehouse and the site reconnaissance was performed by flashlight, material and equipment storage throughout the warehouse limited our ability to view portions of the floor, and the northern portion of the Property was densely vegetated. These limitations impaired our ability to identify RECs in connection with the Property.

The User acquiring the Property is the sole party responsible for complying with AAI requirements for Landowner Liability Protection (LLP) under CERCLA as an Innocent Purchaser, Bona Fide Prospective Purchaser, or Contiguous Property Owner, as applicable. The completion of a Phase I ESA, with statement by an Environmental Professional (EP) that it is compliant with AAI and/or the ASTM E 1527-05 Practice, may not be sufficient to provide CERCLA LLP.

SME's Project Team was as follows:

|                                  |                           |
|----------------------------------|---------------------------|
| Preparer:                        | Laura Welsh               |
| Environmental Professional (EP): | Christopher G. Shaw, CHMM |
| Senior Technical Reviewer:       | Keith Egan, Ohio CP#259   |

<sup>1</sup> Previous soil gas studies to evaluate both vapor intrusion potential and extents of groundwater impact demonstrated a spatial distribution of chemical impact indicating groundwater flows to the southwest.

## 2.0 INTRODUCTION

SME's project team performed a Phase I Environmental Site Assessment (ESA) of the property located at 505 Strauss Provimi Road in the city of North Manchester, Wabash County, Indiana, hereinafter referred to as "the Property." The Phase I ESA was conducted according to the ASTM International (ASTM) Practice E 1527-05 (Practice), which is accepted in the U.S. Environmental Protection Agency regulations as satisfying one component of the requirements of All Appropriate Inquiries (AAI) under the Comprehensive Environmental Response, Compensation and Liability Act, as amended (CERCLA).

Satisfying AAI is one component of the requirements for a Prospective Purchaser to qualify for the Bona Fide Prospective Purchaser (BFPP), Contiguous Property Owner, or Innocent Landowner defense to CERCLA liability. For properties known to be contaminated with hazardous substances, or petroleum, the Prospective Purchaser also must comply with the continuing obligations defined in CERCLA to maintain the landowner liability protection (LLP) to CERCLA.

Mayor Robert E. Vanlandingham, on behalf of the Wabash Coalition, authorized the conduct of this Phase I ESA to identify and evaluate potential environmental concerns associated with the Property prior to purchase by Mr. Bryan Kaiser (the User). SME was retained to conduct this Phase I ESA in accordance with our October 7, 2013, U. S. EPA Hazardous Substances and Petroleum Assessment Grant: Task/Work Authorization.

### **2.1 Purpose**

The purpose of this Phase I ESA was to satisfy relevant AAI requirements for qualifying the User of this report for applicable landowner liability protections under CERCLA (42 U.S.C. 9601). One of the primary objectives was to identify recognized environmental conditions (RECs) in connection with the Property and assess the relative significance of the identified REC(s). The Practice defines a REC as:

*...the presence or likely presence of any hazardous substances<sup>2</sup> or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.*

<sup>2</sup> For the purposes of this Phase I ESA, a hazardous substance is a substance as defined in the ASTM Practice E 1527-05.

## **2.2 Detailed Scope of Services**

This Phase I ESA was conducted in conformance with the ASTM Standard Practice on Environmental Site Assessments for Commercial Real Estate designation E 1527-05, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.” This Phase I ESA does not address the non-scope considerations as defined by Section 13 of the Practice.

## **2.3 Significant Assumptions**

Pursuant to the Practice, we assume information provided by all sources and parties including the User, is accurate and complete, except where obvious inconsistencies or inaccuracies were identified.

## **2.4 Limitations and Exceptions**

Limitations encountered during the reconnaissance included the material and equipment storage inside the warehouse, the lack of lighting in portions of the warehouse, and dense vegetation along the northern boundary of the Property. The Practice’s scope of assessment was implemented without exceptions.

## **2.5 Special Terms and Conditions**

No special terms and conditions were imposed on us as part of this Phase I ESA.

## **2.6 Reliance**

We have prepared this report to be used and relied upon solely and exclusively by Mr. Bryan Kaiser (the User), Tower Bank & Trust Company, and Community Development Corporation of Fort Wayne and United States Small Business Administration (SBA) in accordance with terms and conditions agreed upon for the project. No other party may rely upon our opinions, conclusions or reports unless we have agreed to such reliance in writing.

### **3.0 PROPERTY DESCRIPTION**

The following subsections contain descriptions of the Property, uses and conditions of the Property, and uses of the adjoining sites at the time of this Phase I ESA. Photographs of the Property and surrounding areas are included in Appendix A.

#### **3.1 Property Location and Legal Description**

The Property is located at 505 Strauss Provimi Road, North Manchester, Chester Township, Wabash County, Indiana (Figure 1); the tax identification number is 85-03-31-404-001.000-002. The Property Record Card, which includes the Property's abbreviated legal description, is attached in Appendix B.

#### **3.2 Property and Vicinity Characteristics**

At the time of the reconnaissance, the Property consisted of approximately 11.41 acres of land developed with an approximately 86,986 square foot warehouse. The remainder of the Property was developed with a former building foundation to the east, gravel drive/parking lot to the west, and landscaped areas to the southeast, south and southwest. The surrounding area was mixed use commercial, light industrial, and residential. A current Property Features Diagram (Figure 2) was developed from the observations, field notes, photographs, and/or historical information collected during conduct of this Phase I ESA.

#### **3.3 Current Use of the Property**

The Property is currently used as a warehouse for storage of cardboard, cardboard die cuts, and unused machinery. The building is slab on grade with steel beam construction and a metal roof. The building was heated by natural gas-fired furnaces and portions were cooled by window unit air conditioners. Municipal water and sewer services, natural gas, and electricity were provided to the Property. The Property was accessed from Strauss Provimi Road.

#### **3.4 Current Uses of the Adjoining Sites**

Known current uses of adjoining sites are summarized in the following table:

| Direction      | Name<br>Address  | Activity                    |
|----------------|--|-----------------------------|
| North          | Former Lagoon/Pond<br>No Address                                   | None observed               |
| Northeast      | Railroad tracks, vacant land<br>No Address                         | None observed               |
| East/Southeast | Former American Peabody (vacant building)<br>402 North Beckley     | None observed               |
| South          | West Manchester Cabinet Company<br>903 West 4 <sup>th</sup> Street | Kitchen cabinet carpentry   |
|                | Residences<br>909 and 913 West 4 <sup>th</sup> Street              | Residential                 |
|                | Speedway Redimix, Inc.<br>1001 West 4 <sup>th</sup> Street         | Concrete aggregate mixing   |
| Southwest      | 4 <sup>th</sup> Street Mini Storage<br>306 Strauss Provimi Road    | Storage                     |
| West           | Vacant land<br>No Addresses  | None observed               |
| Northwest      | Strauss Veal Feed Co.<br>600 Strauss Provimi Road                  | Liquid veal feed production |

## **4.0 USER PROVIDED INFORMATION**

As part of AAI the User has the statutory responsibility, above and beyond the Phase I ESA conducted under supervision of an EP, to provide information described in the subsections below. The User information was provided through completion of the **User Questionnaire** attached in Appendix C and a verbal interview conducted on October 4, 2013.

### **4.1 Reason for the Phase I ESA**

Mr. Kaiser reported that the reason for this Phase I ESA of the Property was to support the User's all appropriate inquiry into environmental conditions of the Property, a component of the User's effort to qualify for one of the landowner liability protections to CERCLA applicable to the planned purchase of the Property.

### **4.2 Recorded Environmental Cleanup Liens and AULs**

Mr. Kaiser reported that Tower Bank & Trust reviewed recorded land title records on file with the County Recorder for Wabash County, Indiana for the purpose of identifying recorded environmental cleanup liens and AULs related to the Property. No recorded environmental cleanup liens or AULs related to the Property were reported by the User.

### **4.3 Specialized Knowledge and Experience**

Mr. Kaiser reported during the verbal interview of having specialized knowledge of potential environmental concerns or issues associated with the Property. He stated that the concrete pad adjacent to the current building was what remained of a building which burned down. Fires can cause the release of PAHs and the chemicals stored in the building at the time of the fire are unknown, therefore the potential for environmental impact associated with the fire represents a suspect REC in connection with the Property. Mr. Kaiser did not know the source of the fill material located southeast of the building. The fill material from an unknown source represents a suspect REC in connection with the Property.

### **4.4 Relationship of Purchase Price to Value**

Mr. Kaiser reported that the purchase price of the Property reflected fair market value.

#### **4.5 Commonly Known or Reasonably Ascertainable Information**

Mr. Kaiser reported that he has become aware of information that would indicate the Property could be contaminated or that a past event could have resulted in environmental impact of the Property or adjoining properties. He indicated that a Phase I Environmental Site Assessment (Phase I ESA) and records review were previously written for the Property. The Phase I ESA and records review are summarized in Section 5.2.4. He was also aware of past environmental issues associated with the north-adjoining site including its past use as a landfill/lagoon. The historical use of the north adjoining Property as a landfill/lagoon represents a suspect REC in connection with the Property.

#### **4.6 Proceedings Involving the Property**

Mr. Kaiser, based on personal knowledge and experience related to the Property, reported no known pending, threatened, or past litigation, administrative proceedings, or violations of environmental laws and regulations related to hazardous substances or petroleum products in, on, or arising from the Property.

## 5.0 RECORDS REVIEW

### 5.1 Environmental Record Sources

We retained Environmental Data Resources, Inc. (EDR) to query the state, federal, and tribal regulatory agency databases described in the Practice to identify regulated and/or environmentally impacted sites within the specified approximate minimum search distances. EDR also queried other readily available regulatory agency databases. The queried databases, associated search radii, and dates the lists were updated are listed in the EDR report (Appendix D). The EDR report also includes maps indicating the locations of these listed sites relative to the Property. Unmapped sites, as identified by EDR, are sites that for various reasons cannot be mapped through the EDR query system.

A summary of listed sites of concern is presented in the table included in this subsection. Where possible, we attempted to locate the reported unmapped sites. Unmapped sites we determined to be within the applicable approximate minimum search distance(s) and to be suspect RECs are also included in the table. Based on presumed groundwater flow direction to the southwest, local topography, and/or distance from the Property, the remaining sites do not appear to represent suspect RECs in connection with the Property. In our opinion, it was not necessary to review regulatory records for these sites.

#### LISTED SITES OF CONCERN

| Site Name and Address   | Approximate Distance and Direction from Property <sup>1</sup> | Name of List <sup>2</sup>                                |
|---|---|--|
| Peabody CO/A division of American Standard<br>806 West 4 <sup>th</sup> Street | 42 feet southeast   | UST  |
| American Standard Inc.<br>Peabody<br>800 West 4 <sup>th</sup> Street          | 112 feet southeast*   | CERC-NFRAP,<br>CORRACTS,<br>MANIFEST, 2020 COR<br>ACTION |

<sup>1</sup>EDR sites are mapped by address. Distances and/or site directions listed above may be adjusted from those reported by EDR to better represent field conditions and potential site boundaries.

<sup>2</sup>Definitions of acronyms and lists are presented in the EDR report.

\*the CERCLIS-NFRAP lists the subject property address as the north 1000 feet of 800 West 4<sup>th</sup> street, which is located adjacent to the north of the Property.

The following information pertaining to Peabody and Peabody Standard discusses investigation and remediation of the adjoining property to the south/southeast. At the time of the action discussed, the Property was part of the adjoining property. The remedial work was performed on the adjoining property.

#### **Peabody CO/A division of American Standard**

We reviewed the four documents contained on the Indiana Department of Environmental Management (IDEM) Virtual File Cabinet (VFC) for Peabody Coal Company (802 West 4<sup>th</sup> Street). This facility, as noted by current Property boundaries, was not within the current Property boundaries. A Closure Report written by Bio-Rem, Inc. dated October 1, 1993 details the testing done by Bio-Rem in connection with two former 10,000 gallon heating oil #5 USTs located adjacent to the southeast of the Property. The report states that documentation provided by the client indicated that five (5) USTs were removed from the property in 1986. Bio-Rem completed a bioremediation project to address contamination found during their initial study. The report states that closure samples were collected to verify the effectiveness of the bioremediation, but no information about the location of the closure samples was provided. A soil gas plume map is provided which shows the contamination plume flowing to the southwest, onto the Property. A Notification for Underground Storage Tanks dated October 6, 1986 listed two USTs – one (1) 10,000 gallon diesel UST and one (1) 500-gallon gasoline UST as being permanently out of use at the Property. A map was included showing the location of the USTs.

#### **American Standard Peabody Division**

We reviewed the 37 documents contained on the IDEM VFC related to American Peabody (800 West 4<sup>th</sup> Street). The documents included a letter from IDEM dated January 7, 1994, a letter from the Wabash County Health Officer dated March 5, 1974, a letter from an American Peabody Environmental Engineering Specialist to the State of Indiana Office of Solid and Hazardous Waste dated March 19, 1987, a facilities inspection section inspection report form dated August 18, 1977, a Notification of Hazardous Waste Activity dated August 18, 1980, letter from Majestic (an American Peabody company) to Indiana State Board of Health dated July 7, 1985, analytical data dated October 10, 1990, a Shallow Soil Gas Investigation prepared for Sun Metals by Tracer Research Corporation dated August 12, 1991, field sheets and laboratory data dated August 23, 1991.

- A CERCLIS – NFRAP was issued in 1991 for the northern 9 acres (north 1000 feet) of the site (north of the Property) and that the investigation performed was only on the north portion of the site. The south 1,000 feet of the Property experienced remedial activity for USTs; but was not a part of the CERCLIS site assessment process. The CERCLIS investigation was due to reports that a wastewater lagoon had been used for the disposal of water soluble oil and that two spills had occurred into the lagoon. This area was also used as a city-conducted landfill which burned “burnables” (wooden pallets, cardboard, and paper).
- Materials/chemicals historically used on-site included paint (petroleum and water based), solvents (including toluene, kyllol, naphtha and acetone), oils (hydraulic, motor, cooling and heating), glue (Casein or Elmer’s type material), lacquer, detergents and cleaners, and acids and alkalines.
- Oil for the former boilers was stored in three (3) – 10,000 gallon USTs. The location of the USTs was not discussed.
- F017 (unidentified waste), U239 (dimethyl benzene), and ignitable wastes were noted as wastes the Property generated in small quantities.
- Soil was removed from around a waste storage pad; it was excavated to 5’8” deep in a 2’ wide strip and the pad was cleaned. The location of the pad was not discussed, but the author of the letter was contacted as part of our interview process to attempt to learn the location of the RCRA cleanup area referenced.
- Laboratory analytical data showed analytical results which indicated the presence of cyanide, sulfides, and phenol in the soils at the Property. No report discussion the samples or sample location diagram was included. Soil gas data indicated the presence of TCA, TCE, PCE, benzene, toluene, ethyl benzene, xylenes, and TVHC. Acetone, benzene, chlorobenzene, 1,1 –dichloroethane, and ethyl benzene were chemicals detected in the groundwater in two monitoring wells. Free product was also noted in these wells. The soil gas and groundwater sample locations were shown on the Property and adjacent to the southeast of the Property in the Bio-Rem Closure Report discussed above.

The CERCLIS-NFRAP site located on the adjacent property to the north (former lagoon/landfill/gravel pit), the historical USTs, the former industrial use at the Property, the RCRA CORRACTS, the detected chemicals in the soil gas and groundwater located on the Property and off-Property to the southeast, and the lack of documentation for the UST closure off-site to the east represent suspect RECs in connection with the Property.

## **5.2 Additional Environmental Record Sources**

### **5.2.1 County Environmental Health Department**

On October 14, 2013, we contacted the Wabash County Environmental Health Department via email and requested all available information pertaining to environmental concerns associated with the Property and surrounding area, including information on septic systems and water wells, if any, located on the Property. No records were provided as of the date of this report. This represents a data gap, the significance of which is discussed in Section 8.0.

### **5.2.2 Fire Department**

On October 15, 2013, we contacted the North Manchester Fire Department via telephone and requested all available records associated with the Property and surrounding properties. According to Chief Cam Kissinger, a fire occurred at the Property on April 18, 1990, in which half of the building was catastrophically burned. The fire and the potential consequential release of hazardous materials and/or petroleum products which may have been present in the building during the fire represents a suspect REC in connection with the Property.

### **5.2.3 IDNR Division of Oil and Gas**

We queried the Indiana Department of Natural Resources (IDNRs) Oil and Gas Online Well Records Map for oil and gas permits/wells within one mile of the Property. Two wells were shown on the map within one mile of the Property. The nearest well was approximately 0.51 miles east of the Property. Both wells were listed as presumed plugged.

### **5.2.4 Other Record Sources**

Mr. Kaiser (the User) and Mr. Kuhnen of Tower Bank and Trust provided us with a Phase I ESA dated December 19, 2007, prepared by PM Environmental (PME) and a Records Search with Risk Assessment dated September 2013 performed by SES (Appendix B).

The December 19, 2007, Phase I listed several recognized environmental conditions in connection with the Property which are summarized below:

#### **On-site:**

- “The potential exists that hazardous substances or petroleum products were used or stored on the subject property associated with former operations.”

- Sufficient information was not available regarding the former gasoline and diesel fuel USTs. Their location is unknown. It is unknown if sampling was performed during their removal. Product was noted in two monitoring wells, but no groundwater sampling was identified. PME also stated “Insufficient sampling was completed in the area of the two former #5 heating oil USTs”.
- The property was historically occupied by manufacturing operations. Hazardous substances and/or petroleum products used may be a source of subsurface contamination.
- The potential exists for a release to have occurred and for contamination to be present from historical heating oil USTs.
- “The former subject property may have utilized a private septic field ... the potential septic field ... may be a source of subsurface contamination”.
- “The potential exists for orphan USTs to be present on the property and/or for a release to have occurred”.

**Off-site:**

- “The north adjoining property is currently listed as a CERCLIS site, CORRACTS site, SQG and Indiana Manifest site.” It was historically occupied by a landfill/lagoon. The potential exists that “contamination from the north adjoining property has migrated onto the subject property”.
- The northeast adjoining property is occupied by railroad and “the potential exists for spills of hazardous substances and/or petroleum products to have occurred along the tracks. Additionally, railroads may be a source of subsurface contamination resulting from treated railroad ties and historic weed control”.

The September 18, 2013, Records Review performed by SES noted a recognized environmental condition in connection with the Property which is summarized below:

- “Historical review indicates the site was historically part of the American Standard/Peabody furniture manufacturing facility. Former operations may have included the use of petroleum products, solvents, degreasers, stains, and/or bulk adhesives. American Standard/Peabody was listed on several regulatory databases including RCRA CORRACTS (corrective action), UST, and US Mines.”

The former USTs and lack of closure information for the removal of the USTs represent a suspect REC in connection with the Property. The historical use of the north adjoining property as a landfill/lagoon and its CERCLIS status and the east/northeast adjoining railroad tracks represent suspect RECs in connection with the Property. The unknown use of the Property prior to 1962 represents a data gap, the significance of which is discussed in Section 8.0.

### **5.3 Physical Setting Source(s)**

#### **5.3.1 USGS – Current 7.5 Minute Topographic Map**

We reviewed the United States Geological Survey (USGS) 7.5 minute series Topographic Maps North Manchester North Quadrangle, and North Manchester South Quadrangle, Indiana, compiled in 1992. The Property was relatively flat at an elevation of approximately 770 feet to 780 feet above mean sea level (MSL). It was developed with two industrial buildings in a mixed use residential / light industrial area. A lagoon adjoined the Property to the north and railroad tracks adjoined to the northeast. Other bodies of water near the Property included Eel River located approximately 0.41 miles south-southeast, Clear Creek located approximately 0.62 miles northwest, and a small, unnamed pond located approximately 0.95 miles northwest of the Property. Pony Creek converged with Eel Creek approximately 0.82 miles southeast of the Property. No other bodies of water were depicted within a one-mile radius.

#### **5.3.2 Other Non-Practice Physical Setting Sources**

We reviewed soil boring logs provided in the Bio-Rem Closure Report prepared for the southeast-adjoining site. The general soil profile was reported as sandy clay and loam from the ground surface to 12 feet below ground surface (bgs) at boring termination. The report also indicated that the groundwater flow direction was from the northeast to the southwest.

### **5.4 Historical Use Information for the Property**

The objective of consulting historical record sources is to develop a history of the Property's previous uses to help identify the likelihood of past uses having led to RECs in connection with the Property. The information reviewed was from reasonably ascertainable standard sources, defined in the Practice as publicly available, obtainable from its source within reasonable time and cost constraints, and practicably reviewable.

Data failures encountered, as defined by the Practice, are described in the following discussions of the respective historical sources. The Practice requires review of only as many of the standard historical sources as are reasonably ascertainable and likely to be useful.

#### 5.4.1 Standard Historical Sources

The sources reviewed to determine the historical uses of the Property and related environmental issues are summarized below. Copies of source documents are included in Appendix B. A summary of findings from these reviews is presented in Section 5.4.2.

- **Aerial Photographs:** We reviewed aerial photographs, obtained from EDR, dated 1952, 1960, 1979, 1981, 1987, 1992, 1998, 2005, 2006, 2007, 2008, 2010, and 2012. We also reviewed historical Google Earth aerial photographs.
- **Fire Insurance Maps:** We reviewed Sanborn® Fire Insurance Maps of the Property area, obtained from EDR, dated 1924, 1943, and 1959. The Property was not shown on the maps; however, the east-adjointing site was depicted.
- **Property Tax Files:** We visited the Wabash County Assessor's website online and reviewed the records, which were comprised of real estate property information including ownership information, brief legal description, and tax statements.
- **Recorded Land Title Records:** We did not review land title records because information regarding the history of the Property was obtained from other historical sources identified herein. In addition, land title records typically provide information regarding ownership, but not use, of a property.
- **USGS Topographic Maps:** We reviewed the USGS 7.5 minute series Topographic Maps North Manchester North Quadrangle, Indiana, compiled in 1962 and 1994. We also reviewed the south-adjointing North Manchester South Topographic Maps compiled in 1961 and 1994. The 1994 North Manchester North Quadrangle was photorevised from the 1962 Quadrangle and did not update building improvements or demolitions on the Property.
- **Local Street Directories:** EDR provided City Directory images for the years 1999, 2003, 2007, and 2012.
- **Building Department Records:** We called the North Manchester Building Commissioner and requested all available records pertaining to the Property. Mr. Bernie Ferringer, Building Commissioner, stated that the only record he had on file was for an office building built in 1973, but that it was not for the Property parcel number. No other records were provided for review.
- **Zoning/Land Use Records:** We reviewed a zoning map online. According to the Official Zoning Map for the Town of North Manchester, Indiana, the Property was zoned LI – Limited Industrial.
- **Other Historical Sources:** We did not review other historical sources because sufficient information regarding the history of the Property was obtained from the aforementioned historical sources.

#### 5.4.2 Historical Use Summary

A summary of historical usage of the Property, back to 1952, the date of earliest readily available records as described above, is presented in the following table:

**HISTORICAL USE SUMMARY**

| <b>Year / Period</b> | <b>Identified / Inferred Use</b>   | <b>Source (Date)</b>   |
|----------------------|--|--|
| 1952-1960            | The Property appeared undeveloped. The aerial photograph quality was poor; therefore, details were difficult to discern.   | Aerial Photographs (1952-1960)                                   |
| 1962-1987            | The eastern portion of the Property was developed with one industrial building and the western had an unimproved road running north towards an off-site lagoon. Residences were shown in the southwest corner of the Property. | Topographic Map (1962)<br>Aerial Photographs (1979-1987)         |
| 1992-2012            | The eastern half of the industrial building was no longer depicted; however, the concrete foundation was. The Property was occupied by Sun Metals in the late 1990s and by Tri-Lakes Container by 2012.                        | City Directory (1999 and 2012)<br>Aerial Photographs (1992-2012) |

#### 5.4.3 Historical Use Information About Proximate Sites

An attempt was made to assess the historical uses of proximate sites by reviewing records referenced in Section 5.4. A summary of proximate sites of concern (suspect RECs), as identified only to the extent that this information was revealed in the course of researching the Property itself, is presented in the table below:

| Year /<br>Period | Identified / Inferred Use (Relationship to Property)   | Source (Date)   |
|------------------|--|---|
| 1924-2012        | The Property was adjoined to the north by a lagoon, to the northeast by railroad tracks, to the east by an industrial building, and to the southeast by Peabody Company. | Sanborn ® Maps<br>(1924-1959)<br>Aerial Photographs<br>(1952-2012)<br>Topographic Maps<br>(1962-1994) |

## **6.0 SITE RECONNAISSANCE**

The site reconnaissance was conducted to identify evidence of the presence of suspect RECs in connection with the Property. Descriptions of the current Property use and conditions, including the use, storage, and/or treatment of hazardous substances and/or petroleum products and the generation, storage/accumulation, and/or disposal of chemical, petroleum or other contaminated wastes are presented in the following sections.

### **6.1 Methodology and Limitations**

On October 4, 2013, Ms. Laura Welsh, under the guidance of Mr. Chris Shaw, CHMM, conducted a reconnaissance of the Property to observe Property conditions and features in an effort to identify RECs in connection with the Property. Ms. Welsh was accompanied by Mr. Shaw and Mr. Bryan Kaiser, Vice President of Tri-Lakes Container during the reconnaissance. Mr. Shaw and Ms. Welsh walked the interior of the building, beginning in the northwest portion walking south, moving to the east, and returning back to the northernmost portion of the building until the entire interior had been viewed. The exterior grounds were walked in a counterclockwise direction beginning in the southwest portion, making north to south and east to west transects until the entire Property had been viewed. Photographs taken during the reconnaissance, which illustrate observed conditions and surrounding areas, are contained in Appendix A. Limitations encountered during the reconnaissance included the material and equipment storage inside the warehouse, the lack of lighting in portions of the warehouse, and dense vegetation along the northern boundary of the Property.

### **6.2 General Property Setting**

The Property was located in a mixed use residential / light industrial / commercial area. A lagoon/pond was noted adjacent to the north of the Property, railroad tracks adjoined the Property to the northeast, a vacant industrial building adjoined the Property to the east, and the south was bound by residential and commercial sites.

### **6.3 Exterior Observations**

The Property's central portion was developed with a warehouse style slab-on-grade building. The western portion of the Property was developed with a gravel parking lot and the concrete foundation of the building destroyed by fire in 1990. The northernmost portion of the Property contained a densely vegetated wooded area. The remainder of the Property was

developed with landscaped areas. During the reconnaissance, SME observed no evidence of stained soils or pavements, or areas of stressed vegetation. In addition, we observed no evidence of septic systems or water supply wells.

#### **6.3.1 Chemical Use and Storage**

Ms. Welsh observed no exterior use and/or storage of chemicals.

#### **6.3.2 USTs/ASTs**

Ms. Welsh observed no exterior evidence of USTs or ASTs.

#### **6.3.3 PCB Containing Equipment**

Ms. Welsh observed four pole-mounted transformers. One was located near the center of the southern portion of the Property. The other three were on the west side of the building. The four transformers were labeled as non-PCB containing and no staining was observed, therefore the transformers do not represent a suspect REC.

#### **6.3.4 Pits, Ponds, and Lagoons**

Ms. Welsh observed no visual evidence of pits, ponds, or lagoons.

#### **6.3.5 Waste Generation, Treatment, Storage, and Disposal**

Ms. Welsh observed no exterior visual evidence of the generation, treatment, storage, or disposal of liquid or solid wastes.

#### **6.3.6 Other Exterior Features**

Ms. Welsh observed uneven topography and evidence of fill in the Property's southwestern portion. The potential fill from an unknown source represents a suspect REC in connection with the Property. Two, four-inch vertical PVC pipes were located north of the building. The PVC pipes appeared to have well caps wedged into the top, indicating that they may have been monitoring wells. They did not appear to be related to any historical processes performed at the building; therefore they do not represent a suspect REC in connection with the Property.

### **6.4 Interior Observations**

The building was being used for the storage of bulk cardboard materials, unused die cut templates, and idle machinery including cardboard cutting machine parts and rollers, glue machines, and unused compressors. No blow-down areas were noted in relation to the compressors.

#### **6.4.1 Chemical Use and Storage**

Ms. Welsh observed machinery stored in the southern portion of the building. One machine had leaked a minimal amount of oil and the staining was noted as *de minimis*. Several quart-size containers of motor oil and other small various chemical bottles were stored on the western side of the building. No leaking or staining was noted, therefore the chemical storage does not represent a suspect REC in connection with the Property.

#### **6.4.2 USTs/ASTs**

Ms. Welsh observed no evidence of USTs or ASTs in the building.

#### **6.4.3 PCB Containing Equipment**

Ms. Welsh observed six wall-mounted transformers throughout the building. The transformers appeared to be in good condition and no leaking or staining was noted; therefore the transformers do not represent a suspect REC in connection with the Property.

#### **6.4.4 Drains and Sumps**

Ms. Welsh observed floor drains in the bathroom areas near the center of the building. Ms. Welsh also noted a sewer manhole on the eastern side of the building. No staining was noted around the floor drains.

#### **6.4.5 Waste Generation, Treatment, Storage, and Disposal**

Ms. Welsh observed no visual evidence of the generation, treatment, storage, or disposal of liquid or solid wastes, in the building.

#### **6.4.6 Heating/Cooling**

The building was heated by natural gas-powered furnaces and ceiling-mounted natural-gas powered space heaters. Offices were cooled by window unit air conditioners. The remainder of the building was not cooled.

#### **6.4.7 Other Interior Features**

Ms. Welsh observed no visual evidence of other features indicative of suspect RECs in the building.

### **6.5 Adjoining Sites Observations**

We observed adjoining sites from the Property boundaries, parking lots, and public rights-of-way for evidence of RECs.

| <b>Direction</b> | <b>Name<br/>Address</b>   | <b>Activity</b>                                 |
|------------------|---|---|
| North            | Former Lagoon/Pond<br>No Address  | None observed                                   |
| Northeast        | Railroad tracks, vacant land<br>No Address  | None observed                                   |
| East             | Former American Peabody (vacant<br>building)<br>402 North Beckley   | None observed                                   |
| Southeast        | West Manchester Cabinet Company<br>903 West 4 <sup>th</sup> Street  | Kitchen cabinet carpentry                       |
| South            | Residences<br>909 and 913 West 4 <sup>th</sup> Street<br><br>Speedway Redimix, Inc.<br>1001 West 4 <sup>th</sup> Street | Residential<br><br>Concrete aggregate<br>mixing |
| Southwest        | 4 <sup>th</sup> Street Mini Storage<br>306 Strauss Provimi Road   | Storage   |
| West             | Vacant land<br>No Addresses   | None observed                                   |
| Northwest        | Strauss Veal Feed Co.<br>600 Strauss Provimi Road   | Liquid veal feed<br>production                  |

Several above ground storage tanks (ASTs) were located at Speedway Redimix. This represents a suspect REC in connection with the Property.

## **7.0 INTERVIEWS**

As part of the conduct of this Phase I ESA, Ms. Welsh interviewed the owner's representative and occupant of the Property and the following pertinent individuals other than the User of this report:

- Current Property owner's representative/current occupant – Mr. Bryan Kaiser, Vice President
- State and/or local government officials – Chief Cam Kissinger, Fire Chief
- Former American Standard Engineer – Mr. Kevin Tubbs, Senior Director of Global Environmental Affairs and Sustainability at OshKosh Corporation

### **7.1 Interviews with Owner/Site Manager/Occupant**

Our interview of the owner's representative consisted of evaluation of information provided on an Owner/Occupant Questionnaire and a verbal interview conducted on October 4, 2013. A copy of our Owner/Occupant Questionnaire completed by Mr. Kaiser is included in Appendix C. He was unaware of the origin of the fill materials located on the Property's southwestern portion and he verbally reported that the former building adjoining the current building to the east burned down in a fire. The potential for environmental impact associated with the fill materials from an unknown origin and the building fire represents a suspect REC in connection with the Property.

### **7.2 Interviews with Local Government Officials**

We interviewed Chief Kissinger and asked whether he had any environmental concerns associated with the Property and surrounding area. Chief Kissinger indicated a fire occurred at the Property on April 18, 1990. The potential for environmental impact from release of hazardous chemicals and/or petroleum products due to the building fire represents a suspect REC in connection with the Property.

### **7.3 Interviews with Others**

Mr. Tubbs, a former environmental engineering specialist at American Standard, was contacted in reference to the southeast-adjointing RCRA corrective action site. Mr. Tubbs indicated that a cleanup occurred off-Property to the southeast, on a small concrete pad. Due to the RCRA corrective action being located off-Property to the southeast it does not represent a suspect REC in connection with the Property.

## 8.0 FINDINGS, OPINIONS, AND CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Tri-Lakes Container Warehouse located at 505 Strauss Provimi Road, North Manchester, Indiana, the Property. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property except for the following:

- The potential for environmental impact from unreported and/or undetected releases of hazardous substances and/or petroleum products related to the following:
  - the fire at the former on-site building (Sections 4.3, 5.2.2, 7.1, and 7.2);
  - the fill from an unknown source located in the Property's southwestern portion (Sections 4.3, 6.3.6, and 7.1);
  - chemicals in the soil gas and groundwater at the Property and southeast-adjointing site as indicated by laboratory data from previous reports (Section 5.1); and,
  - former underground storage tank (UST) systems on the Property (Sections 4.5, 5.1, and 5.2.4).
- The potential for environmental impact from unreported and/or undetected releases and subsequent migration of hazardous substances and/or petroleum products onto the Property from sites of current and/or historical UST systems, waste lagoon/landfill, railroad tracks, and industrial operations located north, northeast, east, and southeast of the Property (Sections 3.2, 4.5, 5.1, 5.2.4, and 6.5).

It is the EP's opinion that a site investigation is needed to evaluate whether environmental contamination is associated with the identified RECs. In the EP's opinion, the following suspect RECs are not RECs in connection with the Property for the stated reasons.

- The RCRA CORRACTS (corrective action) appears to have been off-Property to the southeast at the former Peabody Furniture Company. The location of the corrective action, distance from the Property, apparent groundwater flow direction to the southwest, and completion of corrective action eliminates this suspect REC as a potential concern<sup>3</sup>.

<sup>3</sup> Previous soil gas studies to evaluate both vapor intrusion potential and extents of groundwater impact demonstrated a spatial distribution of chemical impact indicating groundwater flows to the southwest.

- The ASTs noted at Speedway Redimix adjacent to the south of the Property are assumed to be related to their concrete mixing processes and the groundwater flow at the Property appears to be to the southwest which eliminates this suspect REC as a potential concern.

We identified one data gap in connection with this Phase I ESA; the Property's use prior to 1962 is unknown. Peabody Company has been present adjacent to the southeast of the Property since at least 1924. It is known that Peabody Company used a lagoon area north of the Property, therefore the unknown use of the Property prior to 1962 had an impact on our ability to identify RECs in connection with the Property.

We identified three limitations in connection with this Phase I ESA. Lighting was not available in all portions of the warehouse and the site reconnaissance was performed by flashlight, material and equipment storage throughout the warehouse limited our ability to view portions of the floor, and the northern portion of the Property was densely vegetated. These limitations impaired our ability to identify RECs in connection with the Property.

## **9.0 DEVIATIONS**

No deviations occurred as part of this Phase I ESA.

## **10.0 ADDITIONAL SERVICES**

No additional services were provided in conjunction with this Phase I ESA.

## **11.0 REFERENCES**

ASTM International, **Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process**, November 1, 2005.

## 12.0 GENERAL COMMENTS

SME's project team conducted this Phase I ESA to identify RECs in connection with the Property and to assess the relative significance of the identified RECs. The findings, opinions, conclusions, and recommendations presented in this report are based upon observations noted during the site visit, and information obtained during the performance of the scope of services on the dates indicated. In the process of obtaining the field and historical information in preparation of this report, procedures were followed that represent reasonable and accepted environmental practices and principles, in a manner consistent with that level of care and skill ordinarily exercised by members of these professions currently practicing under similar conditions. Records reviewed at various locations as identified within the text of this report, include only those records that were provided to SME by the referenced department on the date indicated. As such, the records provided to SME may not represent all records available at a given source. Appropriate inquiry was made into the past uses of the Property consistent with good commercial or customary practice. As is typical with Phase I ESAs, SME conducted no testing or subsurface evaluation for this assessment.

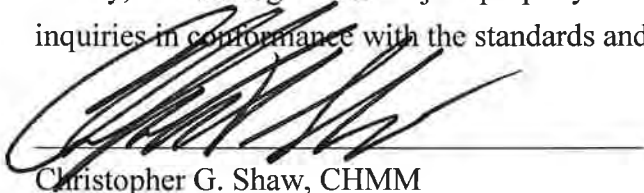
Due to unknown or latent conditions on the Property, or on adjacent or nearby properties, which may become evident in the future, SME does not represent the Property is free of contamination or hazardous waste material. It should also be noted the Property conditions may change over time. Should additional surface, subsurface, chemical, or other data become available after the date of issue of this report, the findings, conclusions and recommendations contained in this report may have to be modified. SME should be retained to review the new information and adjust our opinion and recommendations accordingly.

All reports, field data, field notes, laboratory test data, calculations, estimates and other documents prepared by SME as instruments of service are the property of SME. No parties other than those specifically identified in this report may rely upon SME's opinions, conclusions or reports unless SME has agreed to such reliance in writing. In any event, any reliance will be subject to the terms and conditions set forth in the contractual agreement under which this work was performed.

### **SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)**

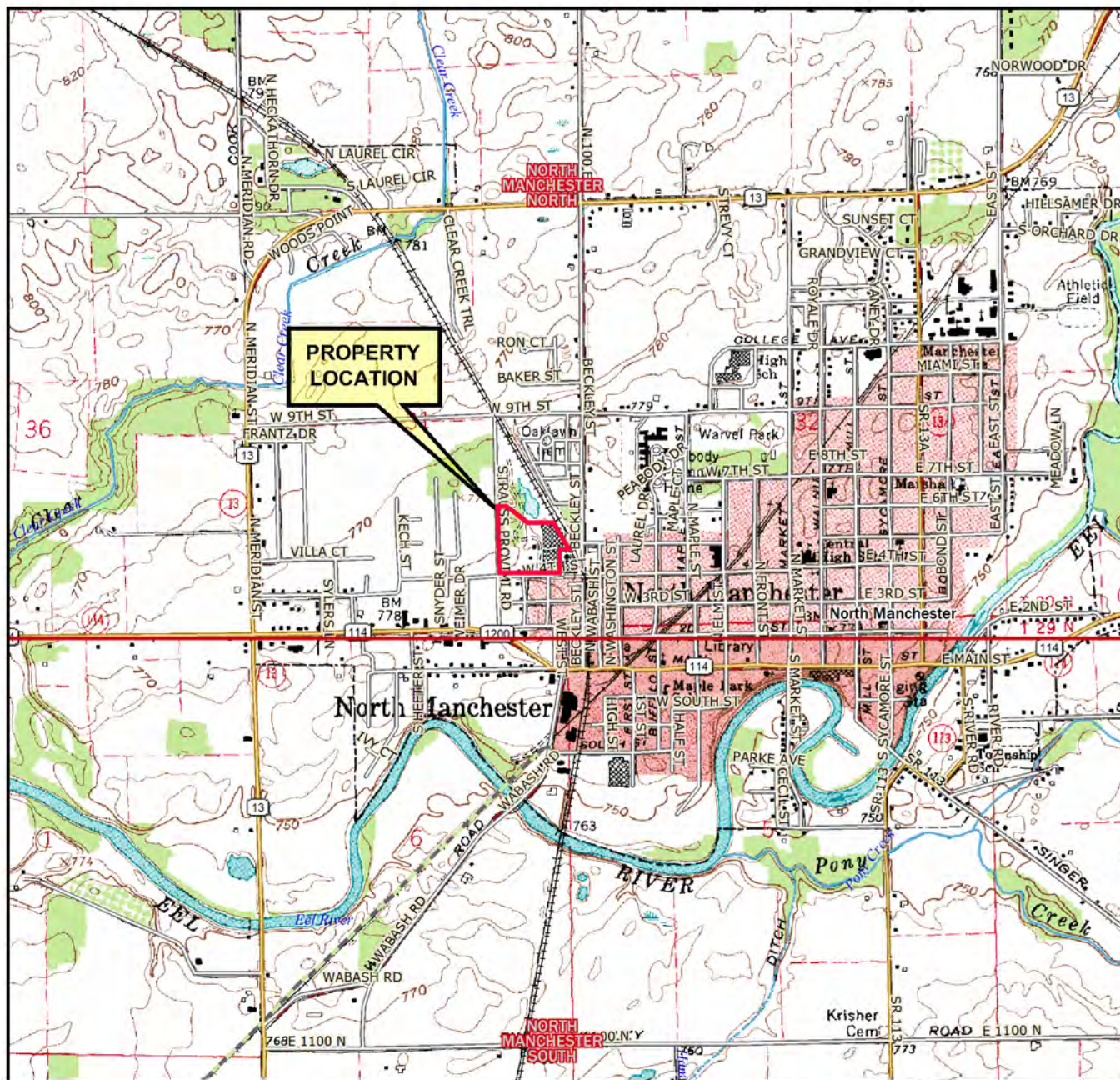
The Environmental Professional responsible for the conduct of this Phase I ESA was Mr. Christopher G. Shaw, CHMM. The site reconnaissance and interviews were performed by Ms. Laura Welsh and Mr. Shaw. The report was reviewed by Mrs. Rhonda Miller, CHMM and Mr. Keith Egan, CP#259, both of whom meet the definition of an *Environmental Professional* as defined in §312.10 of 40 CFR 312. Resumes of Mr. Egan, Mr. Shaw, Mrs. Miller, and Ms. Welsh are attached in Appendix E.

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Christopher G. Shaw, CHMM  
Project Manager

## FIGURES

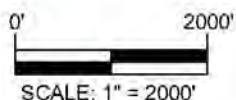


Base map obtained from ©DeLorme Topo North America™ 10.

## LEGEND



APPROXIMATE  
PROPERTY LOCATION



USGS QUADRANGLE(S) REFERENCED  
NORTH MANCHESTER NORTH (IN) 1992  
NORTH MANCHESTER SOUTH (IN) 1992



Oct 17, 2013 - 3:28pm - jblake

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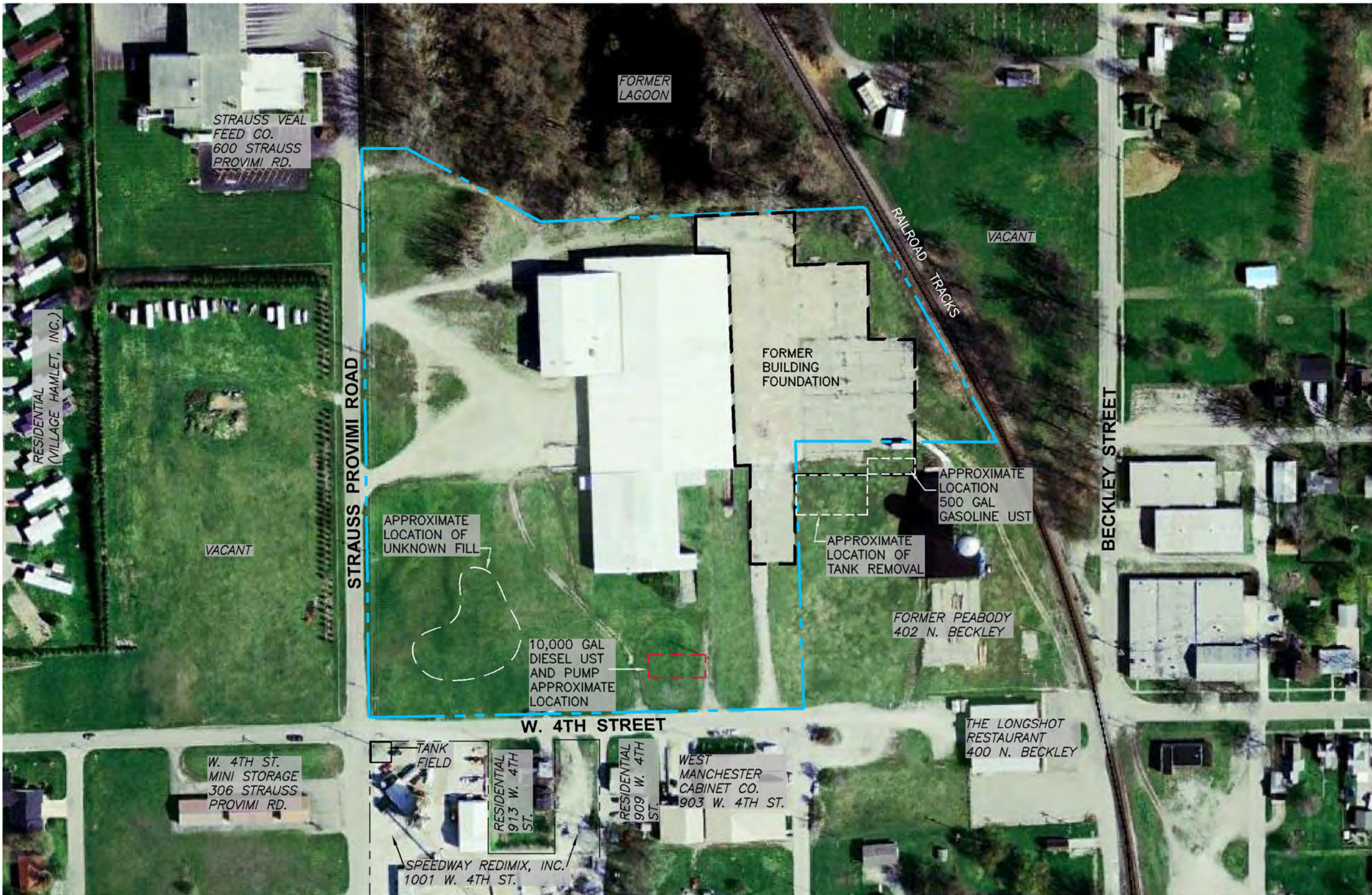


Indiana  
Michigan  
Ohio

|          |                   |
|----------|-------------------|
| Date     | 10-11-13          |
| Drawn By | JAB               |
| Scale    | 1" = 2000'        |
| Project  | 064801.00.001.015 |

**USGS 7.5 MINUTE TOPOGRAPHIC MAP**  
**TRI-LAKES CONTAINER WAREHOUSE**  
**505 STRAUSS PROVIMI ROAD**  
**NORTH MANCHESTER, INDIANA**

Figure No. 1



NOTE:  
DRAWING INFORMATION TAKEN FROM GOOGLE EARTH PRO WITH  
IMAGE DATE 3-1-2005, SITE RECONNAISSANCE, 10-10-1986  
NOTIFICATION FOR UNDERGROUND STORAGE TANKS, DATED  
10-28-93 BIO-REM INC.®, CLOSURE REPORT.

**LEGEND**

--- APPROXIMATE  
PROPERTY LINE

0' 150' 300'

GRAPHIC SCALE: 1" = 150'

Oct 11, 2013 - 4:56pm - jblake  
\\Smeille\work in progress\064801.00\CAD\064801.00.001.015\DWGS\rev0\064801.00.001.015-032.dwg



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|             |                   |
|-------------|-------------------|
| Date        | 10-11-12          |
| Drawn By    | JAB               |
| Designed By | LW                |
| Scale       | 1" = 150'         |
| Project     | 064801.00.001.015 |

**PROPERTY FEATURES DIAGRAM**

**TRI-LAKES CONTAINER WAREHOUSE**

**505 STRAUSS PROVIMI ROAD**

**NORTH MANCHESTER, INDIANA**

|     |               |
|-----|---------------|
| No. | Revision Date |
|     |               |
|     |               |
|     |               |
|     |               |
|     |               |

Figure No. 2

**APPENDIX A**  
**PHOTOGRAPHS**



PHOTO NO. 1: View of the Property, taken from the southwest corner facing northeast.



PHOTO NO. 2: View of the Property, taken from the south center facing north.

|                         |  |
|-------------------------|--|
| <b>SME Project No.:</b> | <b>064801.00.001.015</b>                                       |
| <b>Photographs by:</b>  | <b>Laura Welsh</b>   |
| <b>Date:</b>            | <b>August 4, 2013</b>  |
| <b>Project:</b>         | <b>Tri-Lakes Container Warehouse</b>                           |
| <b>Location:</b>        | <b>505 Strauss Provimi Road,<br/>North Manchester, Indiana</b> |



PHOTO NO. 3: View of the Property, taken from the southeast corner facing north.



PHOTO NO. 4: View of the northern portion of the Property, taken near the northeast corner facing west.

|                         |  |
|-------------------------|--|
| <b>SME Project No.:</b> | <b>064801.00.001.015</b>                                       |
| <b>Photographs by:</b>  | <b>Laura Welsh</b>   |
| <b>Date:</b>            | <b>August 4, 2013</b>  |
| <b>Project:</b>         | <b>Tri-Lakes Container Warehouse</b>                           |
| <b>Location:</b>        | <b>505 Strauss Provimi Road,<br/>North Manchester, Indiana</b> |



PHOTO NO. 5: View of Property, taken from the northwest corner facing south/southeast.



PHOTO NO. 6: View of the interior of the building, showing typical cardboard storage.

|                         |  |
|-------------------------|--|
| <b>SME Project No.:</b> | <b>064801.00.001.015</b>                                       |
| <b>Photographs by:</b>  | <b>Laura Welsh</b>   |
| <b>Date:</b>            | <b>August 4, 2013</b>  |
| <b>Project:</b>         | <b>Tri-Lakes Container Warehouse</b>                           |
| <b>Location:</b>        | <b>505 Strauss Provimi Road,<br/>North Manchester, Indiana</b> |



PHOTO NO. 7: View of a typical concrete patch, presumed to be the location of former industrial equipment. Located in the western portion of the building.



PHOTO NO. 8: View of typical idle machinery storage, located in the southern portion of the building.

|                         |  |
|-------------------------|--|
| <b>SME Project No.:</b> | <b>064801.00.001.015</b>                                       |
| <b>Photographs by:</b>  | <b>Laura Welsh</b>   |
| <b>Date:</b>            | <b>August 4, 2013</b>  |
| <b>Project:</b>         | <b>Tri-Lakes Container Warehouse</b>                           |
| <b>Location:</b>        | <b>505 Strauss Provimi Road,<br/>North Manchester, Indiana</b> |



PHOTO NO. 9: View of typical office space, located in the south-central portion of the building.



PHOTO NO. 10: View of the sewer manhole located in the eastern portion of the building.

|                         |  |
|-------------------------|--|
| <b>SME Project No.:</b> | <b>064801.00.001.015</b>                                       |
| <b>Photographs by:</b>  | <b>Laura Welsh</b>   |
| <b>Date:</b>            | <b>August 4, 2013</b>  |
| <b>Project:</b>         | <b>Tri-Lakes Container Warehouse</b>                           |
| <b>Location:</b>        | <b>505 Strauss Provimi Road,<br/>North Manchester, Indiana</b> |



PHOTO NO 11: View of fill from an unknown source, located in the southwest portion of the Property.



PHOTO NO. 12: View of the west adjoining vacant land.

|                         |  |
|-------------------------|--|
| <b>SME Project No.:</b> | <b>064801.00.001.015</b>                                       |
| <b>Photographs by:</b>  | <b>Laura Welsh</b>   |
| <b>Date:</b>            | <b>August 4, 2013</b>  |
| <b>Project:</b>         | <b>Tri-Lakes Container Warehouse</b>                           |
| <b>Location:</b>        | <b>505 Strauss Provimi Road,<br/>North Manchester, Indiana</b> |



PHOTO NO. 13: View of the southwest adjoining 4th Street Mini Storage.



PHOTO NO. 14: View of the south adjoining Speedway Redimix, Inc. Shows large AST and AST tank field.

|                         |  |
|-------------------------|--|
| <b>SME Project No.:</b> | <b>064801.00.001.015</b>                                       |
| <b>Photographs by:</b>  | <b>Laura Welsh</b>   |
| <b>Date:</b>            | <b>August 4, 2013</b>  |
| <b>Project:</b>         | <b>Tri-Lakes Container Warehouse</b>                           |
| <b>Location:</b>        | <b>505 Strauss Provimi Road,<br/>North Manchester, Indiana</b> |



PHOTO NO. 15: View of south adjoining residence (center) and portions of Speedway Redimix (left and right).



PHOTO NO. 16: View of southeast adjoining West Manchester Cabinet Company.

|                         |  |
|-------------------------|--|
| <b>SME Project No.:</b> | <b>064801.00.001.015</b>                                       |
| <b>Photographs by:</b>  | <b>Laura Welsh</b>   |
| <b>Date:</b>            | <b>August 4, 2013</b>  |
| <b>Project:</b>         | <b>Tri-Lakes Container Warehouse</b>                           |
| <b>Location:</b>        | <b>505 Strauss Provimi Road,<br/>North Manchester, Indiana</b> |



PHOTO NO. 17: View of east adjoining vacant industrial building (former Peabody Furniture Co.)



PHOTO NO. 18: View of north adjoining property with lagoon/pond

|                         |  |
|-------------------------|--|
| <b>SME Project No.:</b> | <b>064801.00.001.015</b>                                       |
| <b>Photographs by:</b>  | <b>Laura Welsh</b>   |
| <b>Date:</b>            | <b>August 4, 2013</b>  |
| <b>Project:</b>         | <b>Tri-Lakes Container Warehouse</b>                           |
| <b>Location:</b>        | <b>505 Strauss Provimi Road,<br/>North Manchester, Indiana</b> |



PHOTO NO. 19: View of northwest adjoining Strauss Veal Feed Company

|                         |  |
|-------------------------|--|
| <b>SME Project No.:</b> | <b>064801.00.001.015</b>                                       |
| <b>Photographs by:</b>  | <b>Laura Welsh</b>   |
| <b>Date:</b>            | <b>August 4, 2013</b>  |
| <b>Project:</b>         | <b>Tri-Lakes Container Warehouse</b>                           |
| <b>Location:</b>        | <b>505 Strauss Provimi Road,<br/>North Manchester, Indiana</b> |

**APPENDIX B**  
**HISTORICAL RESEARCH DOCUMENTATION**

**ADMINISTRATIVE INFORMATION**

PARCEL NUMBER  
85-03-31-404-001.000-002

Parent Parcel Number

Property Address  
800 WEST 4TH ST

Neighborhood  
8500233 NORTH MANCHESTER LT WHSE OLD

Property Class  
340 Industrial Lt mfg & assembly

**TAXING DISTRICT INFORMATION**

Jurisdiction 85 WABASH

Area 001 CHESTER

Corporation N

District 002

Section & Plat 31

Routing Number 2P.64

**OWNERSHIP** - Deeded Owner

Tax ID 0110138300

TRI-LAKES CONTAINER CORP

PO BOX 155

PIERCETON, IN 46562

A C MILLS & CO N PT LOTS 1-3 & LOTS 4-20 & 25-32 & PT  
SE1/4 31-30-7 4.24AC=11.24

AC TL

**TRANSFER OF OWNERSHIP**

Date

05/07/2008 SUN METAL PRODUCTS INC

ATTN: PHM ENTERPRISES INC \$540000

Printed 07/31/2012 Card No. 1 of 1

INDUSTRIAL

VALUATION RECORD

| Assessment Year   | 03/01/2009 | 03/01/2009 | 03/01/2010 | 03/01/2010 | 03/01/2011 | 03/01/2011 | 03/01/2012 |
|-------------------|------------|------------|------------|------------|------------|------------|------------|
| Reason for Change | Trending   | From 133   | Trending   | Rev. 134   | Trending   | Rev. 134   | 4Y Reval   |
| VALUATION         | L          | 173100     | 173100     | 173100     | 173100     | 173100     | 173100     |
| Appraised Value   | B          | 711700     | 522900     | 522900     | 410900     | 522900     | 410900     |
|                   | T          | 884800     | 696000     | 696000     | 584000     | 696000     | 584000     |
| VALUATION         | L          | 173100     | 173100     | 173100     | 173100     | 173100     | 173100     |
| True Tax Value    | B          | 711700     | 522900     | 522900     | 410900     | 522900     | 410900     |
|                   | T          | 884800     | 696000     | 696000     | 584000     | 696000     | 584000     |

LAND DATA AND CALCULATIONS

| Rating       | Measured    | Table     | Prod. Factor |          |          |          |           |  |       |
|--------------|-------------|-----------|--------------|----------|----------|----------|-----------|--|-------|
| Soil ID      | Acreage     | 120       | -or-         |          |          |          |           |  |       |
| -or-         | -or-        |           | Depth Factor |          |          |          |           |  |       |
| Actual       | Effective   | Effective | -or-         | Base     | Adjusted | Extended | Influence |  |       |
| Frontage     | Frontage    | Depth     | Square Feet  | Rate     | Rate     | Value    | Factor    |  | Value |
| Zoning:      | 1 PRIMARY   | 2.5000    | 1.00         | 25000.00 | 25000.00 | 62500    |           |  | 62500 |
| Legal Acres: | 2 SECONDARY | 4.6700    | 1.00         | 22500.00 | 22500.00 | 105080   | 2 -25%    |  | 78810 |
| 11.4100      | 3 PRIMARY   | 4.2400    | 1.00         | 15000.00 | 15000.00 | 63600    | 0 -50%    |  | 31800 |
| Admin Legal  |             |           |              |          |          |          |           |  |       |
| 11.4100      |             |           |              |          |          |          |           |  |       |

MEM:  
ALL LOTS WERE COMBINED PER DEED 12-20-91

MEM2:  
10% MKT ADJ FOR 2006

RP: Reassessment Packet

13

SPL:  
SPLIT 2.66 AC DZIABIS J -103

|                         |         |                             |        |
|-------------------------|---------|-----------------------------|--------|
|                         |         | Supplemental Cards          |        |
|                         |         | TRUE TAX VALUE              | 173110 |
| FARMLAND COMPUTATIONS   |         |                             |        |
| Parcel Acreage          | 11.4100 | Measured Acreage            |        |
|                         |         | Average True Tax Value/Acre |        |
| 81 Legal Drain NV [-]   |         | TRUE TAX VALUE FARMLAND     |        |
| 82 Public Roads NV [-]  |         | Classified Land Total       |        |
| 83 UT Towers NV [-]     |         | Homesite(s) Value           | (+)    |
| 9 Homesite(s) [-]       |         | Excess Acreage Value        | (+)    |
| 91/92 Excess Acreage[-] |         |                             |        |
| TOTAL ACRES FARMLAND    |         | Supplemental Cards          |        |
| TRUE TAX VALUE          |         | TOTAL LAND VALUE            | 173100 |

Neigh 8500233 AV



**Tri-Lakes Container Warehouse**

505 Strauss Provimi Road  
North Manchester, IN 46962

Inquiry Number: 3752841.5  
October 10, 2013

## The EDR Aerial Photo Decade Package

# EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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**Date EDR Searched Historical Sources:**

Aerial Photography October 10, 2013

**Target Property:**

505 Strauss Provimi Road

North Manchester, IN 46962

| <u><i>Year</i></u> | <u><i>Scale</i></u>                | <u><i>Details</i></u>   | <u><i>Source</i></u> |
|--------------------|------------------------------------|---|----------------------|
| 1952               | Aerial Photograph. Scale: 1"=1000' | Panel #: 41085-A7, North Manchester North, IN;/Flight Date: September 27, 1952          | EDR                  |
| 1960               | Aerial Photograph. Scale: 1"=1000' | Panel #: 41085-A7, North Manchester North, IN;/Flight Date: May 03, 1960                | EDR                  |
| 1979               | Aerial Photograph. Scale: 1"=1000' | Panel #: 41085-A7, North Manchester North, IN;/Flight Date: November 01, 1979           | EDR                  |
| 1981               | Aerial Photograph. Scale: 1"=1000' | Panel #: 41085-A7, North Manchester North, IN;/Flight Date: May 01, 1981                | EDR                  |
| 1987               | Aerial Photograph. Scale: 1"=1000' | Panel #: 41085-A7, North Manchester North, IN;/Flight Date: August 20, 1987             | EDR                  |
| 1992               | Aerial Photograph. Scale: 1"=750'  | Panel #: 41085-A7, North Manchester North, IN;/Flight Date: April 05, 1992              | EDR                  |
| 1998               | Aerial Photograph. Scale: 1"=500'  | Panel #: 41085-A7, North Manchester North, IN;/DOQQ - acquisition dates: April 20, 1998 | EDR                  |
| 2005               | Aerial Photograph. Scale: 1"=500'  | Panel #: 41085-A7, North Manchester North, IN;/Flight Year: 2005                        | EDR                  |
| 2006               | Aerial Photograph. Scale: 1"=500'  | Panel #: 41085-A7, North Manchester North, IN;/Flight Year: 2006                        | EDR                  |
| 2007               | Aerial Photograph. Scale: 1"=500'  | Panel #: 41085-A7, North Manchester North, IN;/Flight Year: 2007                        | EDR                  |
| 2008               | Aerial Photograph. Scale: 1"=500'  | Panel #: 41085-A7, North Manchester North, IN;/Flight Year: 2008                        | EDR                  |
| 2010               | Aerial Photograph. Scale: 1"=500'  | Panel #: 41085-A7, North Manchester North, IN;/Flight Year: 2010                        | EDR                  |
| 2012               | Aerial Photograph. Scale: 1"=500'  | Panel #: 41085-A7, North Manchester North, IN;/Flight Year: 2012                        | EDR                  |

Approximate  
Property Location

INQUIRY #: 3752841.5

YEAR: 1952

| = 1000'



Approximate  
Property Location



INQUIRY #: 3752841.5

YEAR: 1960

| = 1000'



Approximate  
Property Location

INQUIRY #: 3752841.5

YEAR: 1979

| = 1000'



Approximate  
Property Location

INQUIRY #: 3752841.5

YEAR: 1981

| = 1000'



Approximate  
Property Location



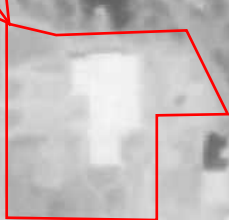
INQUIRY #: 3752841.5

YEAR: 1987

| = 1000'



Approximate  
Property Location



INQUIRY #: 3752841.5

YEAR: 1992

| = 750'



Approximate  
Property Location

INQUIRY #: 3752841.5

YEAR: 1998

| = 500'



Approximate  
Property Location

INQUIRY #: 3752841.5

YEAR: 2005

| = 500'



Approximate  
Property Location

INQUIRY #: 3752841.5

YEAR: 2006

| = 500'



Approximate  
Property Location

INQUIRY #: 3752841.5

YEAR: 2007

| = 500'



Approximate  
Property Location

INQUIRY #: 3752841.5

YEAR: 2008

| = 500'



Approximate  
Property Location

INQUIRY #: 3752841.5

YEAR: 2010

| = 500'



Approximate  
Property Location

INQUIRY #: 3752841.5

YEAR: 2012

| = 500'





**Tri-Lakes Container Warehouse**

505 Strauss Provimi Road  
North Manchester, IN 46962

Inquiry Number: 3752841.3  
October 09, 2013

## Certified Sanborn® Map Report

## Certified Sanborn® Map Report

10/09/13

**Site Name:**

Tri-Lakes Container Warehouse  
505 Strauss Provimi Road  
North Manchester, IN 46962

**Client Name:**

Soil and Materials Engineers  
5847 West 74th St  
Indianapolis, IN 46278

EDR Inquiry # 3752841.3

Contact: Laura Welsh



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### Certified Sanborn Results:

**Site Name:** Tri-Lakes Container Warehouse  
**Address:** 505 Strauss Provimi Road  
**City, State, Zip:** North Manchester, IN 46962  
**Cross Street:**  
**P.O. #** 064801.00.001.015  
**Project:** Tri-Lakes Container Warehouse  
**Certification #** E4A1-4D7B-8AB6



Sanborn® Library search results  
Certification # E4A1-4D7B-8AB6

**Maps Provided:**

1959  
1943  
1924

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
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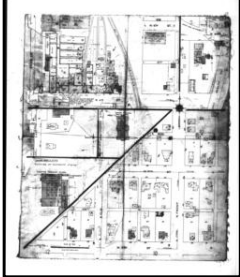
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## Sanborn Sheet Thumbnails

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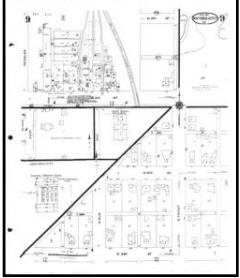


### 1959 Source Sheets



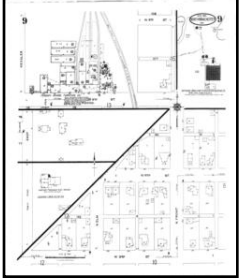
Volume 1, Sheet 9

### 1943 Source Sheets



Volume 1, Sheet 9

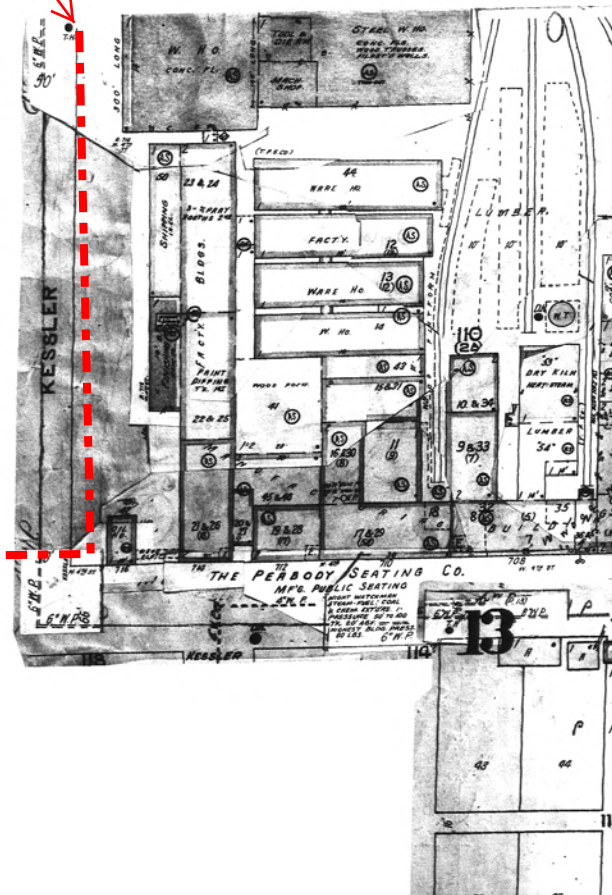
### 1924 Source Sheets



Volume 1, Sheet 9

# 1959 Certified Sanborn Map

Approximate  
Property Location



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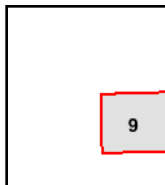
Site Name: Tri-Lakes Container Warehouse  
Address: 505 Strauss Provimi Road  
City, ST, ZIP: North Manchester IN 46962  
Client: Soil and Materials Engineers Inc  
EDR Inquiry: 3752841.3  
Order Date: 10/9/2013 4:27:02 PM  
Certification # E4A1-4D7B-8AB6  
Copyright: 1959



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0 Feet 150 300 600

Volume 1, Sheet 9



9



# 1943 Certified Sanborn Map

Approximate  
Property Location

KESSLER

13

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Client: Soil and Materials Engineers Inc  
EDR Inquiry: 3752841.3  
Order Date: 10/9/2013 4:27:02 PM  
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0 Feet 150 300 600

Volume 1, Sheet 9

9



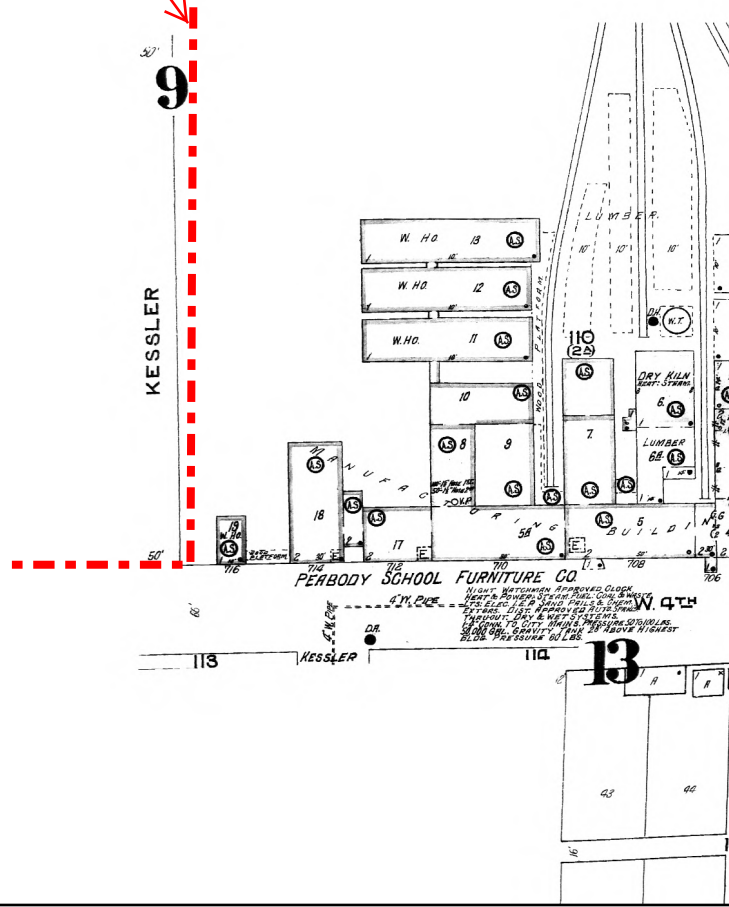
# 1924 Certified Sanborn Map

Approximate  
Property Location

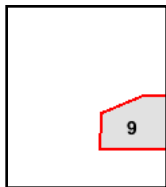
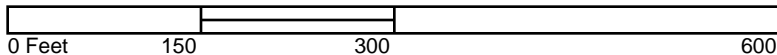
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Volume 1, Sheet 9





**Tri-Lakes Container Warehouse**

505 Strauss Provimi Road  
North Manchester, IN 46962

Inquiry Number: 3752841.4  
October 09, 2013

## EDR Historical Topographic Map Report

# EDR Historical Topographic Map Report

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Please contact EDR at 1-800-352-0050  
with any questions or comments.

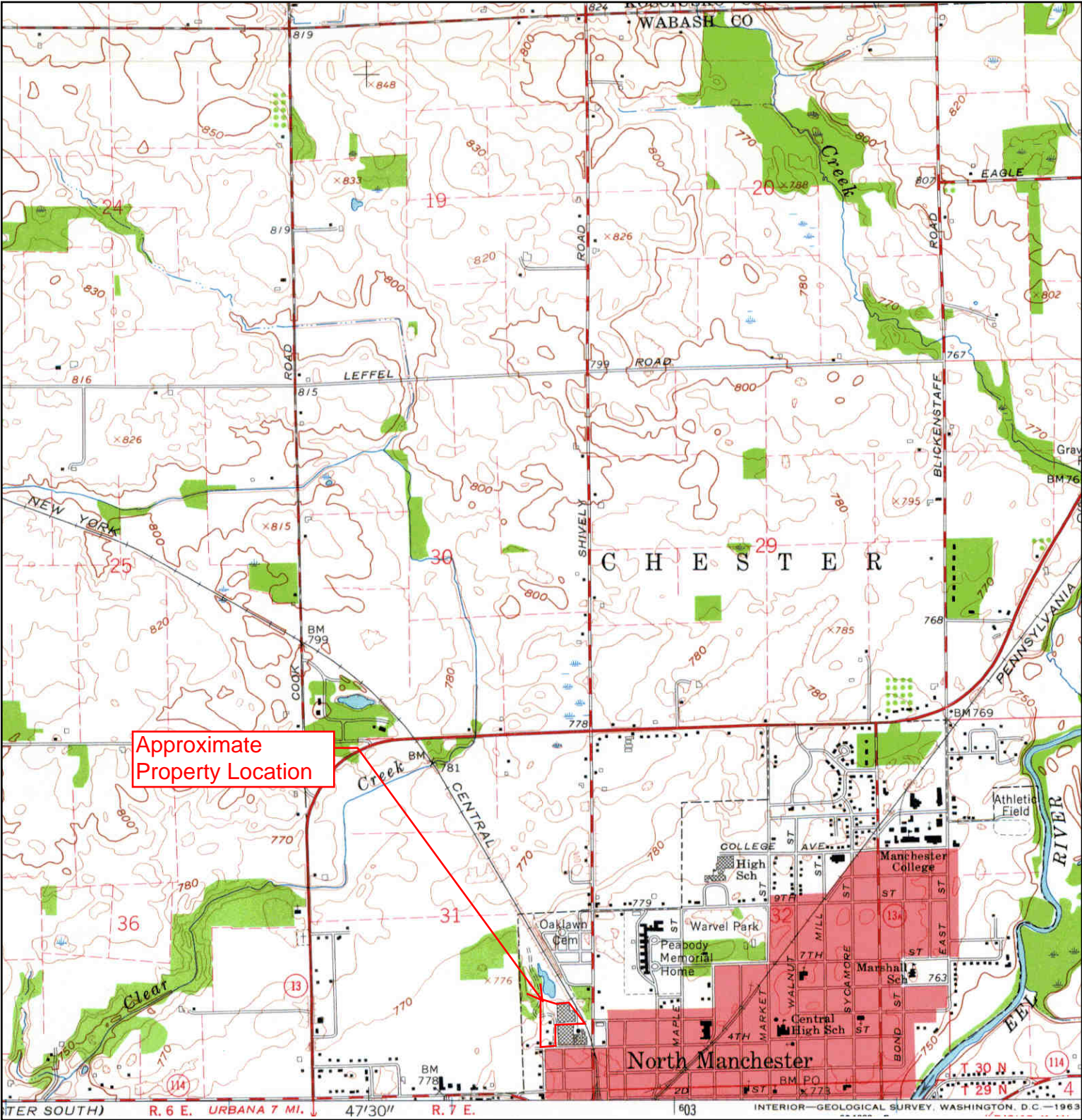
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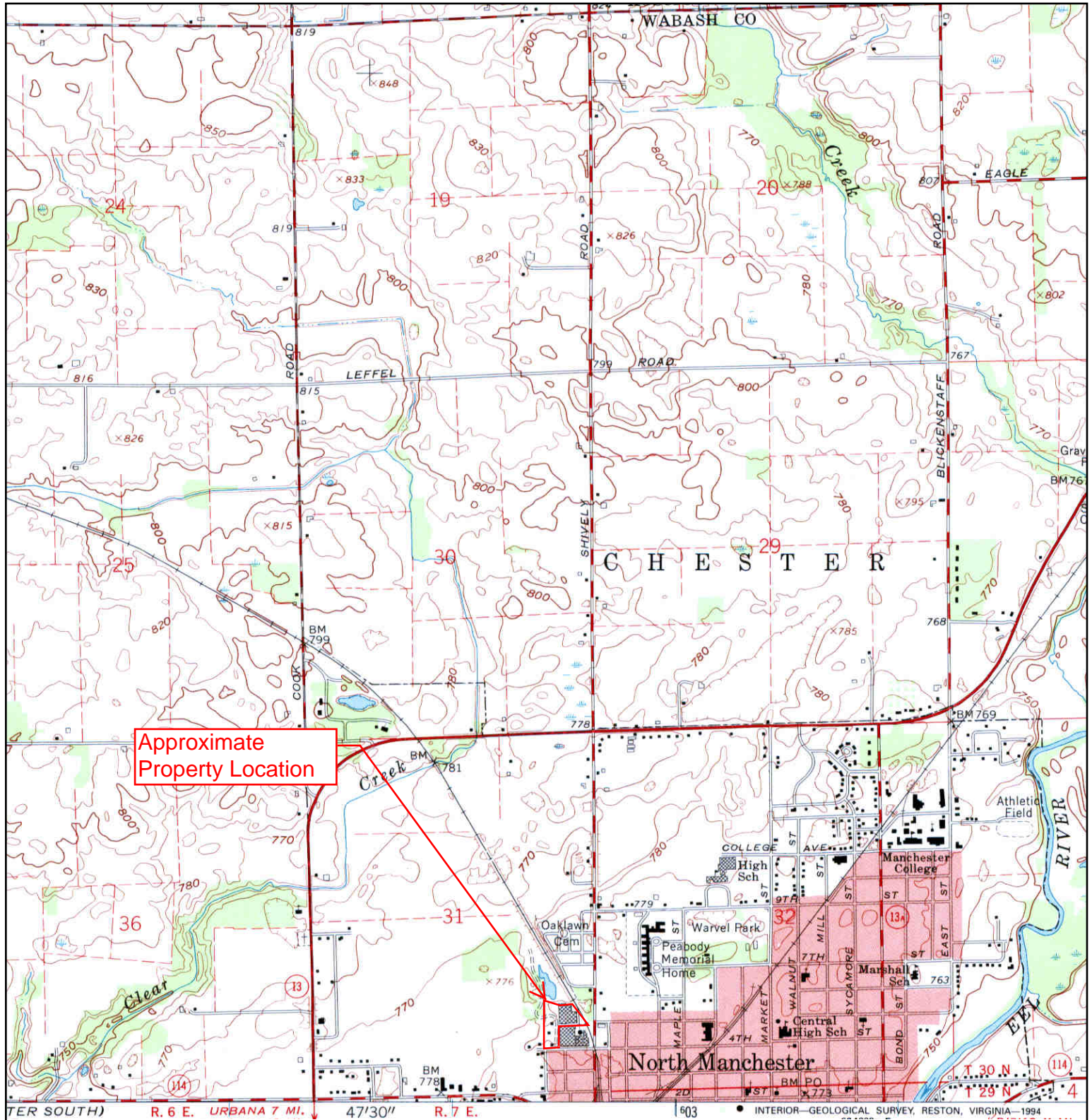
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Historical Topographic Map



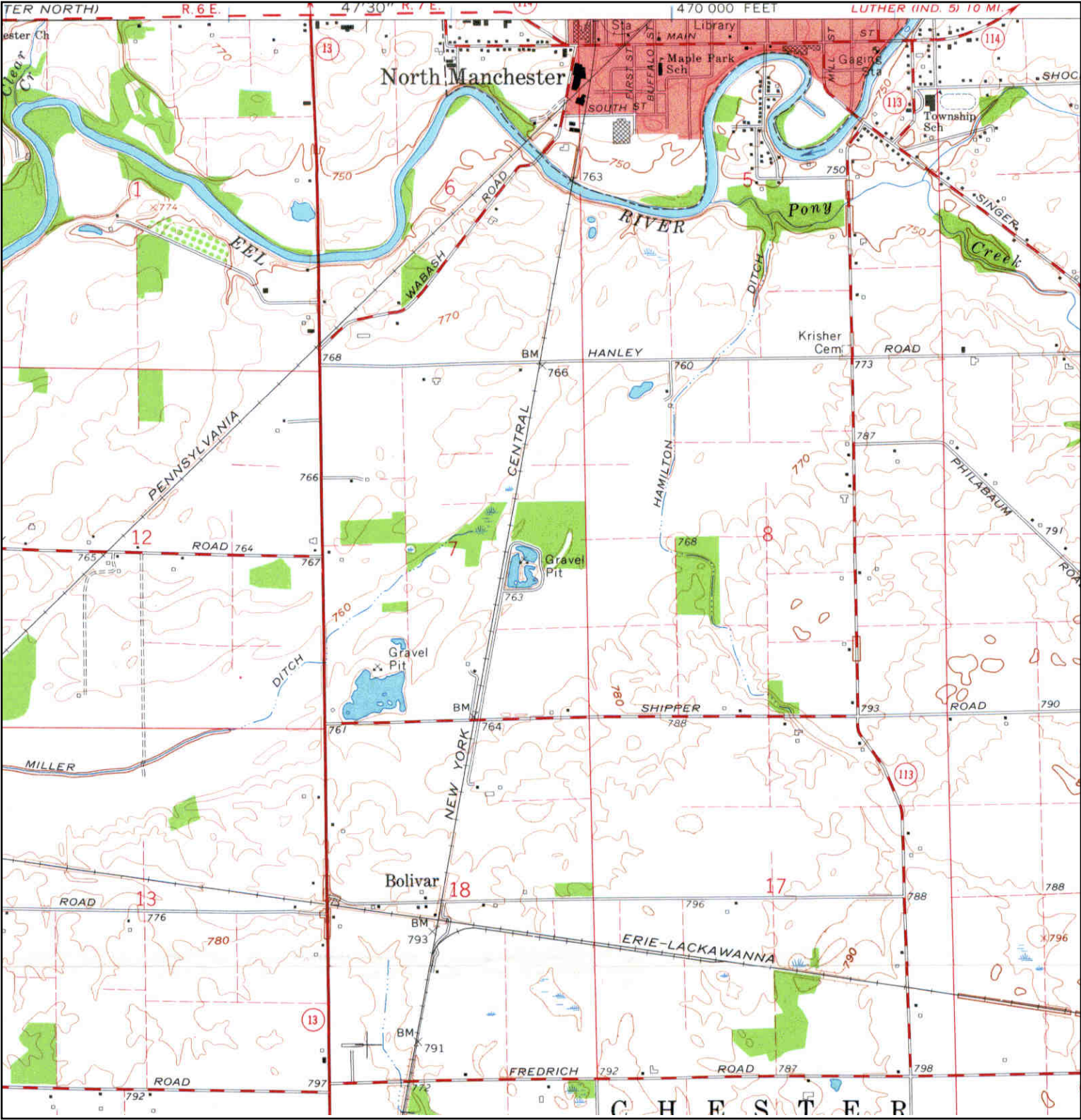
|                           |                              |            |                               |                |                                  |
|---------------------------|------------------------------|------------|-------------------------------|----------------|----------------------------------|
| <div>N</div> <div>↑</div> | TARGET QUAD                  | SITE NAME: | Tri-Lakes Container Warehouse | CLIENT:        | Soil and Materials Engineers Inc |
|                           | NAME: NORTH MANCHESTER NORTH | ADDRESS:   | 505 Strauss Provimi Road      | CONTACT:       | Laura Welsh                      |
|                           | MAP YEAR: 1962               | LAT/LONG:  | 41.0033 / -85.7822            | INQUIRY#:      | 3752841.4                        |
|                           | SERIES: 7.5                  |            |                               | RESEARCH DATE: | 10/09/2013                       |
|                           | SCALE: 1:24000               |            |                               |                |                                  |

# Historical Topographic Map



|                |  |   |   |
|----------------|--|---|---|
| <p>N<br/>↑</p> | <p><b>TARGET QUAD</b><br/> <b>NAME:</b> NORTH MANCHESTER<br/> <b>MAP YEAR:</b> 1994<br/> <b>REVISED FROM :</b> 1962<br/> <b>SERIES:</b> 7.5<br/> <b>SCALE:</b> 1:24000</p> | <p><b>SITE NAME:</b> Tri-Lakes Container Warehouse<br/> <b>ADDRESS:</b> 505 Strauss Provimi Road<br/> North Manchester, IN 46962<br/> <b>LAT/LONG:</b> 41.0033 / -85.7822</p> | <p><b>CLIENT:</b> Soil and Materials Engineers Inc<br/> <b>CONTACT:</b> Laura Welsh<br/> <b>INQUIRY#:</b> 3752841.4<br/> <b>RESEARCH DATE:</b> 10/09/2013</p> |
|----------------|--|---|---|

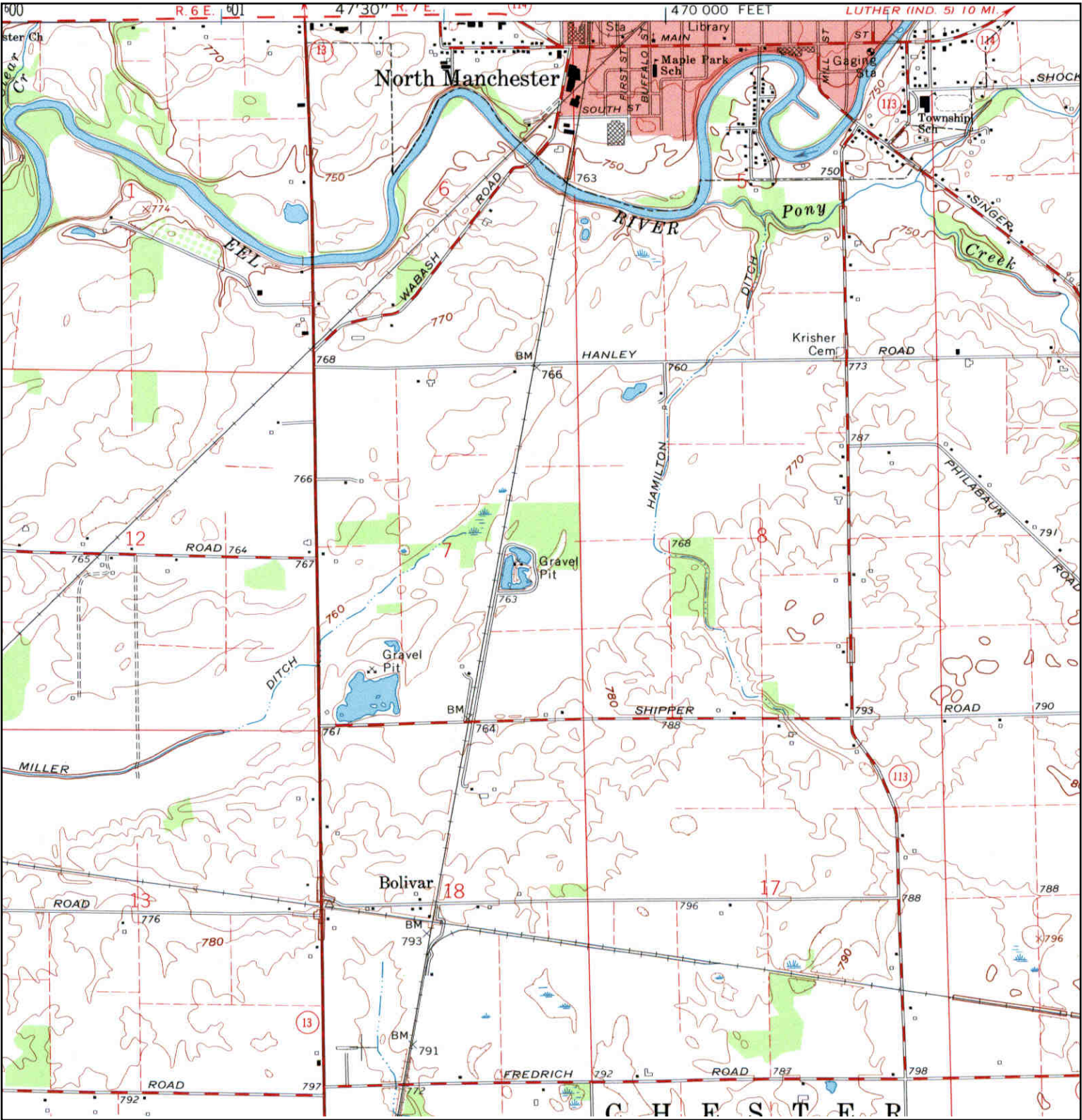
Historical Topographic Map




Not Shown

|                                     |                        |  |  |
|-------------------------------------|------------------------|--|--|
| <div><div>N</div><div>↑</div></div> | ADJOINING QUAD         | SITE NAME: Tri-Lakes Container Warehouse | CLIENT: Soil and Materials Engineers Inc |
|                                     | NAME: NORTH MANCHESTER |  |  |
|                                     | SOUTH                  |  |  |
|                                     | MAP YEAR: 1961         |  |  |
|                                     | SERIES: 7.5            |  |  |
|                                     | SCALE: 1:24000         | ADDRESS: 505 Strauss Provimi Road        | CONTACT: Laura Welsh                     |
|                                     |                        | North Manchester, IN 46962               | INQUIRY#: 3752841.4                      |
|                                     |                        | LAT/LONG: 41.0033 / -85.7822             | RESEARCH DATE: 10/09/2013                |

Historical Topographic Map



Not Shown

|  |                        |   |  |
|--|------------------------|---|--|
|  | ADJOINING QUAD         | SITE NAME: Tri-Lakes Container Warehouse<br>ADDRESS: 505 Strauss Provimi Road<br>North Manchester, IN 46962<br>LAT/LONG: 41.0033 / -85.7822 | CLIENT: Soil and Materials Engineers Inc<br>CONTACT: Laura Welsh<br>INQUIRY#: 3752841.4<br>RESEARCH DATE: 10/09/2013 |
|  | NAME: NORTH MANCHESTER |   |  |
|  | SOUTH                  |   |  |
|  | MAP YEAR: 1994         |   |  |
|  | REVISED FROM :1961     |   |  |
|  | SERIES: 7.5            |   |  |
|  | SCALE: 1:24000         |   |  |

**Tri-Lakes Container Warehouse**

505 Strauss Provimi Road  
North Manchester, IN 46962

Inquiry Number: 3752841.6  
October 15, 2013

## The EDR-City Directory Image Report



Environmental Data Resources Inc

440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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***Thank you for your business.***

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

| <u>Year</u> | <u>Target Street</u>                | <u>Cross Street</u>                 | <u>Source</u>         |
|-------------|-------------------------------------|-------------------------------------|-----------------------|
| 2012        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Polk's City Directory |
| 2007        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Polk's City Directory |
| 2003        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Polk's City Directory |
| 1999        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Polk's City Directory |

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## FINDINGS

### TARGET PROPERTY STREET

505 Strauss Provimi Road  
North Manchester, IN 46962

Year

CD Image

Source

#### Strauss Provimi Road

|      |       |                       |
|------|-------|-----------------------|
| 2012 | pg A1 | Polk's City Directory |
| 2007 | pg A3 | Polk's City Directory |
| 2003 | pg A5 | Polk's City Directory |
| 1999 | pg A7 | Polk's City Directory |

## FINDINGS

### CROSS STREETS

| <u>Year</u> | <u>CD Image</u> | <u>Source</u> |
|-------------|-----------------|---------------|
|-------------|-----------------|---------------|

#### 4th Street

|      |        |                       |
|------|--------|-----------------------|
| 2012 | pg. A2 | Polk's City Directory |
| 2007 | pg. A4 | Polk's City Directory |
| 2003 | pg. A6 | Polk's City Directory |
| 1999 | pg. A8 | Polk's City Directory |

## **City Directory Images**



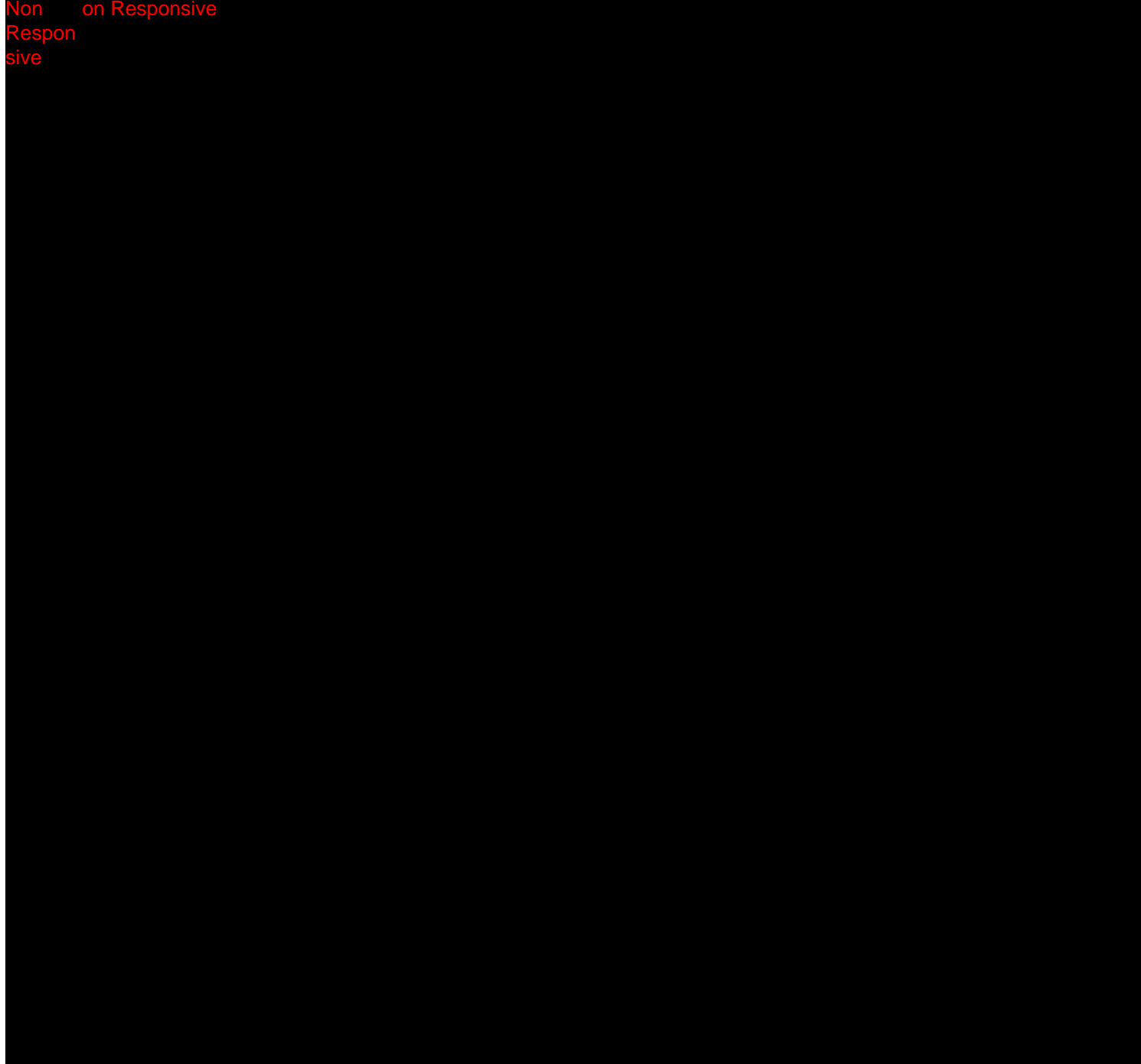


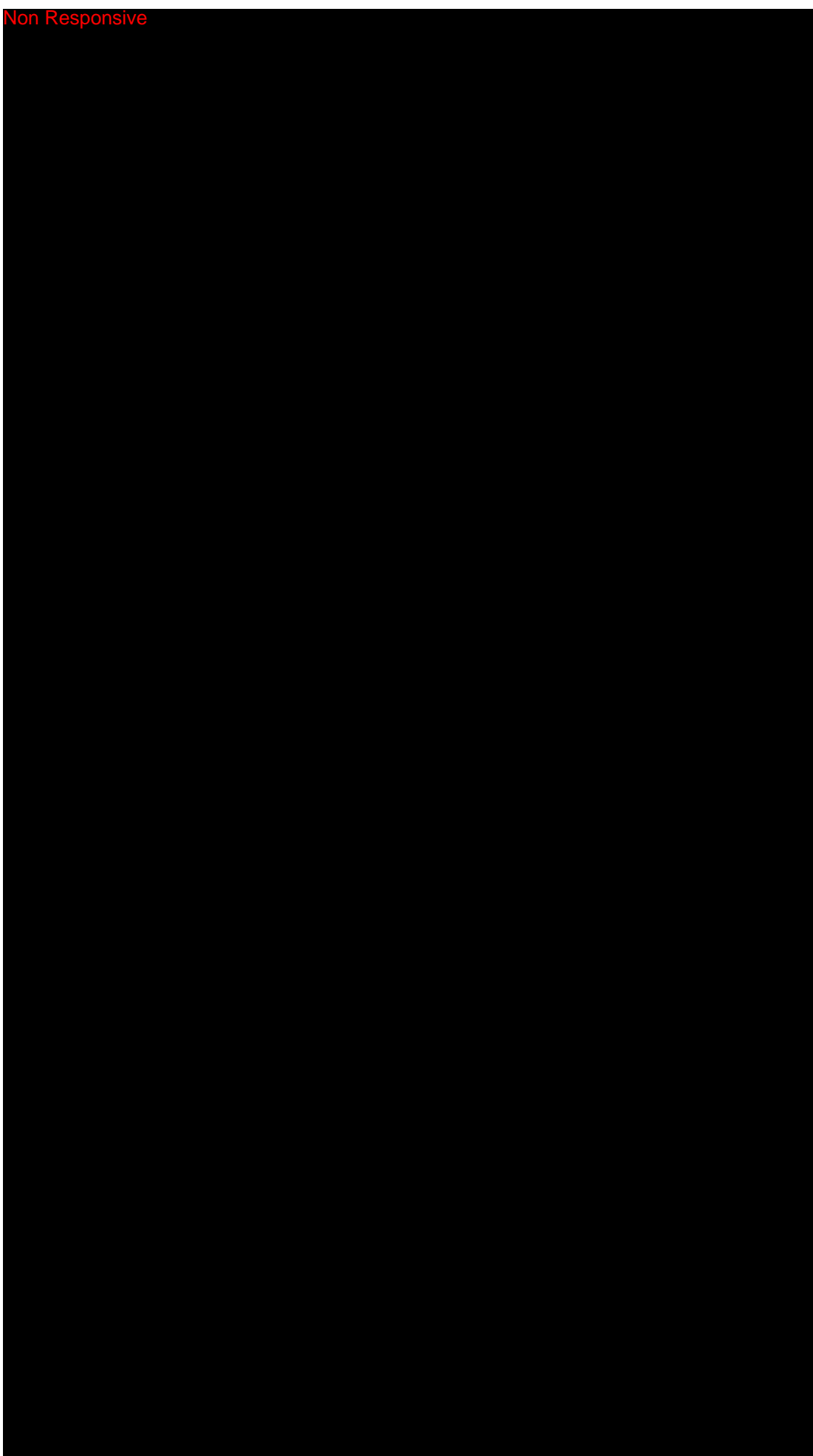


Non Responsive

Non Responsive

Non Responsive  
Responsive







Non Responsive



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**PM ENVIRONMENTAL, INC., PROJECT NUMBER 05-0004-0**  
**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

---

**Location:**

*Vacant Light Industrial Building  
800 West 4th Street  
New Manchester, Indiana*

**Prepared For:**

*Mr. Andrew Donaldson  
National City Bank  
One National City Center  
Suite 935E  
Indianapolis, Indiana*

***PHASE I ENVIRONMENTAL SITE  
ASSESSMENT OF THE VACANT LIGHT  
INDUSTRIAL BUILDING LOCATED AT 800  
WEST 4TH STREET, NEW MANCHESTER  
INDIANA***

***December 19, 2007***

**Prepared by:**

PM Environmental, Inc.

## **EXECUTIVE SUMMARY**

PM Environmental, Inc., (PME) has completed a Phase I Environmental Site Assessment (ESA) of the Vacant Light Industrial Building located at 800 West 4th Street, New Manchester, Wabash County, Michigan (hereafter referred to as the "subject property"). This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries [(AAI), 40 CFR Part 312] and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-05* (ASTM Standard Practice E 1527-05). This report was also prepared in general accordance with National City Bank's Phase I ESA requirements.

### **THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF TRI LAKES CONTAINER CORPORATION AND NATIONAL CITY BANK, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.**

The scope of this Phase I ESA included a review of reasonably ascertainable aerial photography, city directories, Sanborn Fire Insurance Maps, local tax assessment records, local fire department records, local building department records, and local health department records. The scope also included a review of previous site investigations, the current topographical map, and regulatory databases. A visual survey of the subject property and of the adjoining properties was also completed. A limited visual survey for Asbestos Containing Materials was completed. Indiana Department of Environmental Management (IDEM) files for the subject property and any properties that PME has determined to be a potential Recognized Environmental Condition (REC) to the subject property were also reviewed. Additionally, interviews with knowledgeable site contacts were conducted. No subsurface investigation of the property was undertaken as part of this Phase I ESA.

The subject property consists of one (1) parcel containing approximately 11.24 acres and is located northeast corner of West 4<sup>th</sup> Street and Strauss Provimi. The subject property is occupied by an approximately 85,260 square foot light industrial building located in the central portion of the property, which was constructed in 1966 and redeveloped after a fire in the late 1980's. A concrete slab foundation is located to the east of the building, which is indicative of the original portion of the building constructed in 1966. Gravel parking areas are located to the west of the building. Overgrown vegetation is located to the north of the building and groomed grass is located south of the building. The subject property building is currently unoccupied.

PME was provided with a Correspondence Letter, on December 11, 2007, which was dated February 9, 1994, completed by the Town Manager of North Manchester, which indicated a new address was being assigned to the subject property. The new address was identified as 505 Strauss-Provimi Road, North Manchester. PME submitted FOIA requests to all municipalities for this address; however, has not received a response within the time constraints of this report.

Reasonably ascertainable records for the subject property extended back to approximately 1938. Data failure occurred prior to that date, and from 1939 to 1950, from 1952 to 1963, and from 1967 to 1981. Based on the data failure, PME identified a significant data gap during the

completion of this Phase I ESA. Refer to the on-site REC bullets below for additional information.

Original development of the subject property occurred prior to 1938 with the construction of a building, located in the central portion of the property. PME was unable to determine the construction date of the former building. The building and site activities depicted in the 1938, 1950 and 1964 aerial years may have been related to the operations of the north adjoining property, which was historically The Old City Landfill and Lagoon. The former building was demolished prior to 1966. The current building was constructed in 1966 and was occupied by Peabody Company, which manufactured chairs. According to interviews with the Fire Chief of the North Manchester Fire Department, Peabody Company went out of business (unknown date) and a fire destroyed the majority of the building in the late 1980's. The building was reconstructed shortly after the fire. According to Mr. Bob Piecuch, current owner of the subject property, who purchased in the subject property in 1991, the property was occupied by an aluminum wheel fabricator from 1991 until 2006; however, manufacturing operations ceased in 2001, and the building was utilized for warehousing until April 2006. The building has been unoccupied since approximately April 2006.

PME reviewed a Closure Report, completed by Bio-Rem, Inc. (Bio-Rem) in October 1993. Bio-Rem was retained by Sun Metal Products, Inc. in April 1993 to conduct remedial activities associated with a release of #5 heating oil from two (2) 10,000-gallon underground storage tanks (USTs). The report states that five (5) USTs containing gasoline, diesel fuel, and #5 heating oil were removed from the subject property (unknown removal dates). The Closure Report prepared by Bio-Rem does not provide the location(s) or sizes of the former gasoline and diesel fuel USTs but does indicate the location of the two (2) former 10,000-gallon #5 heating oil USTs were located south of a concrete slab east of the former subject building. The Closure Report did not indicate if any samples were collected from the gasoline, diesel fuel, and #5 heating oil UST excavation(s). Deficiencies have been identified based upon review of this report. Refer to the REC bullets below.

The subject property is connected to natural gas, which is supplied by NIPSCO. Interviews with a representative of NIPSCO indicated the subject property historically utilized fuel oil and no connection date was available. Review of the previous site investigation indicates that the subject property historically operated (2) 10,000-gallon #5 fuel oil USTs. Refer to the REC bullets below for additional information.

The subject property is currently connected to municipal water and sewer. Interviews with Mr. John Mugford, of the Town of North Manchester Public Works indicated that the current building was connected to water and sewer in 1989, which was after the building fire. Water and sewer lines were available in approximately 1959 (or before). No private water wells or septic fields have been identified with the subject property through review of reasonably ascertainable records. However, the potential exists that a private water well or septic system was utilized by the former occupant. If a private water well were discovered in the future on the subject property, the well should be properly abandoned. Refer to the REC bullets below for additional information.

The following sites were identified in the state and federal regulatory database within the ASTM Standard E-1527-05 Approximate Minimum Search Distance:

- \*One (1) CERCLIS No Further Remedial Action Planned (NFRAP) site, which is the north adjoining property;
- \*One (1) Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) site, which is the north adjoining property;
- \*One (1) Resource Conservation and Recovery Act (RCRA) Small Quantity Generator (SQG) site, which is the north adjoining property;
- Three (3) Leaking Underground Storage Tank (LUST) sites;
- Two (2) Underground Storage Tank (UST) sites, which are the subject property and the northwest adjoining property;
- \*One (1) Indiana Manifest (IN Manifest) site, which is the north adjoining property.

\*Based upon a letter report, completed by the US EPA in January 1994, the northern portion of the original 23-acre parcel (known as the North 1000 feet of 800 West 4<sup>th</sup> Street) is not part of the subject property. Therefore, the properties identified as "North 1000 feet of 800 West 4<sup>th</sup> Street" are related to the north adjoining property, and not the subject property.

Review of the on-line IDEM files indicates the subject property was historically identified as 806 West 4<sup>th</sup> Street, and contained one (1) 10,000-gallon diesel UST and one (1) 500-gallon gasoline UST. PME was unable to determine the installation and/or removal dates of the USTs. However, review of a previous site investigation indicates the subject property contained five (5) additional USTs, containing fuel oil, and gasoline and diesel fuel. Refer to the REC bullets below for additional information.

PME submitted a FOIA request to the IDEM to review available files for the subject property. PME has not identified any of these regulated sites as a REC, with the exception of the subject property and north adjoining property.

### **Historical Recognized Environmental Conditions**

A historical REC, as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC, but has been adequately addressed and therefore no longer represents a REC. PME has not identified any historical RECs in association with the subject property.

### **Non ASTM Scope Considerations**

PME did not identify other areas of potential concern outside of the ASTM scope in connection with the subject property during the course of this ESA, with the exception of the following:

- PME observed obvious suspect friable ACM including suspended ceiling tile. PME observed the above suspect ACM to be in good condition. Based upon the installation date in the late 1980's, it's unlikely to contain asbestos; therefore, no sampling was

completed. If significant interior renovation or demolition activities are planned, PME recommends that a full asbestos containing materials inspection be conducted in accordance with all applicable regulations.

### **Environmental Non-Compliance and Housekeeping**

No environmental non-compliance or housekeeping issues were identified.

### **Current Recognized Environmental Conditions**

PME has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of Vacant Light Industrial Building located 800 West 4th Street, New Manchester, Wabash County, Michigan, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property except the following:

- Due to data failure, PME was unable to obtain information regarding the former occupants/operations of the historical building located on the subject property from at least 1938 until approximately 1964. This data failure represents a significant data gap. The potential exists that hazardous substances or petroleum products were used or stored on the subject property associated with the former operations.
- Review of the previous site investigation identified deficiencies including 1) The location of the former gasoline and diesel fuel USTs were not provided and it is unknown if samples were collected and analyzed from the former gasoline and diesel fuel USTs excavations, 2) No groundwater samples were collected and analyzed; therefore, it is unknown if groundwater beneath the subject property was impacted above applicable cleanup criteria. In addition, free product was encountered within monitoring wells MW-3 and MW-4. No additional monitoring or sampling in MW-3 and MW-4 was identified, 3) the soil samples were not methanol preserved, which is a current IDEM requirement. The potential exists for elevated volatile organic compounds to be present on the subject property, 4) the boring logs do not document that the soils were field screened. Therefore, PME cannot comment on whether soil samples were collected in the correct locations and/or intervals that would most likely exhibit contamination, and 5) Insufficient sampling was completed in the area of the two (2) former #5 heating oil USTs.
- The subject property was historically occupied by manufacturing operations from approximately 1966 until at least the 1980's. Historical interior waste streams associated with the former manufacturing operations would have consisted of general hazardous substances and/or petroleum products, including but not limited to cutting oils, hydraulic oils, solvents, and mineral spirits. This time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with the manufacturing operations are unknown and may be a source of subsurface contamination.

- The construction of the former subject property building predates the known natural gas availability for the area. It is likely any former heating oil UST would have been encountered during the construction of the current building. However, the potential exists for a release to have occurred and for contamination to be present.
- The former subject property building may have utilized a private septic field. Historical interior waste streams associated with the property during this time frame are unknown, but may have consisted of general hazardous substances and/or petroleum products. This time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with the potential septic field are unknown and may be a source of subsurface contamination.
- Review of ascertainable records indicates a discrepancy of the USTs historically utilized at the subject property. The potential exists for orphan USTs to be present on the property and/or for a release to have occurred.

The following adjoining and/or nearby RECs have been identified:

- The north adjoining property is currently listed as a CERCLIS site, CORRACTS site, SQG and Indiana Manifest site. The north adjoining property was historically occupied by a landfill/lagoon. Based upon a letter report, completed by the US EPA in January 1994, the northern portion of the original 23-acre parcel (known as the North 1000 feet of 800 West 4<sup>th</sup> Street) is not part of the subject property. Therefore, the properties identified as "North 1000 feet of 800 West 4<sup>th</sup> Street" are related to the north adjoining property, and not the subject property. The current and historical waste management practices associated with the property are unknown. The possibility exists that contamination from the property has migrated onto the subject property.
- The northeast adjoining property has historically and is currently occupied by railroad tracks. The potential exists for spills of hazardous substances and/or petroleum products to have occurred along the historical railroad tracks. Additionally, railroads may be a source of subsurface contamination resulting from treated railroad ties and historic weed control. Subsurface contamination may exist due to creosote leaching from railroad ties and/or metals such as arsenic or lead from weed killers.

These RECs have been brought to the attention of the client within the requirements of the ASTM Standard Designation E-1527-2005.

PME recommends additional investigation to address the RECs identified in this Phase I ESA. PME could provide a cost estimate to complete this additional investigation at the request of the client.

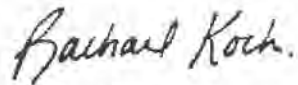
*Phase I ESA of the Vacant Light Industrial Building  
Located at 800 West 4th Street, New Manchester, Indiana  
PME Project No. 05-0004-0; December 19, 2007*

The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated upon in this report.

This report has been reviewed for its completeness and accuracy. Please feel free to contact our office at 616-285-8857 to discuss this report.

**REPORT PREPARED BY:**

PM Environmental, Inc.



Rachael Koch  
Project Consultant

**REPORT REVIEWED BY:**

PM Environmental, Inc.



Steve Price  
Vice President of Due Diligence

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## **1.0 INTRODUCTION**

PM Environmental, Inc. (PME) was retained to conduct a Phase I Environmental Site Assessment (ESA) of Vacant Light Industrial Building located 800 West 4th Street, New Manchester, Wabash County, Indiana (subject property). This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries [(AAI), 40 CFR Part 312] and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-05* (ASTM Standard Practice E 1527-05). This report was also prepared in general accordance with National City Bank's Phase I ESA requirements.

### **1.1: Purpose**

The purpose of this Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify *recognized environmental conditions* (RECs)<sup>1</sup> and *historical recognized environmental conditions* (HRECs)<sup>2</sup> in connection with the subject property. Moreover, certain users of this Phase I ESA may be able to satisfy one of the environmental due diligence requirements to qualify for the bona fide prospective purchaser, contiguous landowner, or innocent landowner liability protections available under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, the Superfund Amendments and Reauthorization Act (SARA) of 1986, and the Small Business Liability and Brownfield Revitalization Act (Brownfield Amendments) of 2002. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs and HRECs in connection with the subject property.

### **1.2: Scope of Services**

PME's scope-of-services is based on its proposal 05-0004-0, associated with National City Banks RFP (#07-003158-01-1), dated November 20, 2007, and the terms and conditions of that agreement. A copy of the signed proposal is included in Appendix K. This Phase I ESA included the following:

- An inquiry of environmental conditions by an environmental professional (EP) or a PME staff member overseen by an EP.
- A review of specialized knowledge reported by the Client.

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<sup>1</sup> ASTM's Standard Practice E 1527-05 defines the term recognized environmental condition (REC) as the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate (1) an existing release, (2) a past release, or (3) a material threat of a release of a hazardous substance or petroleum product into structures on the subject property or into the ground, groundwater, or surface water of the subject property.

<sup>2</sup> ASTM defines the term historical recognized environmental condition (HREC) as an environmental condition which in the past would have been considered an REC, but which may or may not be considered an REC currently. Neither HRECs nor RECs are intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- A review of public and historical records, including those maintained by federal, state, tribal, and local government agencies.
- Interviews with regulatory officials and personnel associated or knowledgeable with the subject property, including as appropriate past and present owners, or neighbors if the property is abandoned.
- A reconnaissance of the subject property and visual observation of the adjoining properties.

### **1.3: Significant Assumptions**

During this Phase I ESA, PME made the following significant assumptions:

- PME assumed that the information provided by Environmental Data Resources (EDR) in the regulatory database report is an accurate and complete representative summary of the information contained in the referenced regulatory agency records, except when such information is obviously contradicted by other data.
- PME assumed that the information used to prepare this assessment that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives, or other secondary sources was an accurate and complete representative summary of the information possessed by those individuals, representatives, or sources.

### **1.4: Limitations and Exceptions**

This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries [(AAI), 40 CFR Part 312] and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-05* (ASTM Standard Practice E 1527-05). This report was also prepared in general accordance with National City Bank's Phase I ESA requirements.

There are no deletions from the ASTM Standard. Additions to the ASTM Standard include a limited visual survey for asbestos containing materials.

PME performed its services in conformance with the care and skill ordinarily used by other reputable environmental consulting firms practicing under similar conditions, at the same time, and in the same or similar locality. In preparing the assessment report, PME may have relied on information obtained from or provided by others. PME makes no representation or warranty regarding the accuracy or completeness of this information gathered through outside sources or subcontracted services. No warranty, guarantee, or certification of any kind, expressed or implied, at common law or created by statute, is extended, made, or intended by rendering these environmental consulting services or by furnishing this written report. No single page of this report should be relied upon alone rather only the report in its entirety. Environmental conditions and regulations are subject to constant change and reinterpretation. One should not

assume that any on-site conditions and/or regulatory statutes or rules will remain constant in the future, after PME has completed the scope of work for this project. Furthermore, because of the facts stated in this report are subject to professional interpretation, differing conclusions could be reached by other professionals.

Contaminants may be hidden in subsurface material, covered by pavement, vegetation, or other substances. Additionally, contamination may not be present in predictable locations. The most that PME can do is prepare a logical assessment program to reduce the client's risk of discovering unknown contamination. This risk may be reduced by more extensive exploration on the site. Even with additional exploration, it is not possible to completely eliminate the risk of discovering contamination on-site. It cannot be assumed that samples collected and conditions observed are representative of an area that has not been sampled and/or tested. Tests and other data collected for the report were obtained only for the sole purposes stated in this report, and they should not be used for purposes or reasons other than those intended.

Present on the subject property was a building, gravel and asphalt paved areas, overgrown vegetation, and a dusting of snow cover, which limited PME's observation of the ground surface. Limited electricity was available, which limited the inspection. PME cannot make any conclusions regarding the potential for visible signs of contamination at areas covered by the aforementioned items. PME can further evaluate these covered areas at a later date when the land/surface cover is not present.

PME was not provided with a copy of the recorded land title records for subject property by the client and was not requested to complete a title search. Therefore, PME cannot comment on any potential relevant information that may have been obtained through review of these records.

ASTM Standard Practice E-1527-05 defines all appropriate inquiry. ASTM's definition is aimed at providing an industry standard in an effort to guide legal interpretation of the Comprehensive Environmental Response, Compensation and Liability Act's (CERCLA's) "innocent land owner defense."

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the client may not presume the continuing applicability to the site of the conclusions in this assessment for more than 180 days after the report's issuance date.

Any reports, field data, field notes, laboratory testing, calculations, estimates or other documents prepared by or relied upon by PME are the property of PME. If any of these documents are released or obtained by a party other than the client, PME may not discuss the project with that party unless the original contracted client notifies PME of the same and PME is authorized to disclose the information and to discuss the project with others. PME further states that it disclaims any duty of any kind or nature to any person or entity other than the client in preparing this report, except as otherwise agreed with the client.

PME does not assume liability for any losses or damages that the client or third party incur due to the results or conclusions provided in this assessment.

### **1.5: Special Terms and Conditions**

To the best of PME's knowledge, no special terms or conditions apply to the preparation of this Phase I ESA.

### **1.6: User Reliance**

**THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF TRI LAKES CONTAINER CORPORATION AND NATIONAL CITY BANK, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.**

PME acknowledges that these parties may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, PME makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

## **2.0 USER AND/OR CLIENT PROVIDED INFORMATION**

The ASTM Standard defines a User as "the party seeking to use Practice E 1527 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice as outline in Section 6 of the ASTM Standard E-1527-05.

### **2.1: Recorded Land Title Records**

PME requested reasonably ascertainable recorded land title records for the subject property from the client; however, PME did not receive any title records from the client within the time constraints of this report. Additionally, PME was not requested to complete a title search by the User/client/owner. PME utilized aerial photography, city directories, assessing information, and interviews with individuals knowledgeable of the subject property area as sources to determine the historical use of the subject property (see Appendix A). Information from these sources is referenced throughout this report.

### **2.2: Environmental Liens or Activity and Use Limitations**

The User did not report any: (1) environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law; or (2) activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls, that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

### **2.3: Specialized Knowledge of the User**

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments") (if desired), the User must provide certain information (if available) included on

the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

PME provided Mr. Robert Peter, representative of *Tri-Lakes Container Inc.*, (i.e. the User) with a copy of the User Questionnaire, which was completed and returned to PME. None of the questions were answered in the affirmative or in a manner that would suggest the potential for RECs by Mr. Peter, with the exception of question(s) #5 and #5a, in regards to the historical manufacturing use of the subject property. No other specialized knowledge or experience of the subject property was provided to PME by the User. A copy of the User Questionnaire is included in Appendix I.

#### **2.4: Valuation Reduction for Environmental Issues**

The User did not report knowledge of, or reason to anticipate, a reduction in the value of the subject property for environmental issues.

#### **2.5: Reason for Performing this Phase I ESA**

According to the Client, this Phase I ESA was conducted as part of environmental due diligence related to purchasing the subject property.

### **3.0 SUBJECT PROPERTY DESCRIPTION**

#### **3.1: Property Overview**

The subject property consists of one (1) parcel containing approximately 11.24 acres and is located northeast corner of West 4<sup>th</sup> Street and Strauss Provimi. The subject property is occupied by an approximately 85,260 square foot light industrial building located in the central portion of the property, which was constructed in 1966 and redeveloped after a fire in the late 1980's. A concrete slab foundation is located to the east of the building, which is indicative of the original portion of the building constructed in 1966. Gravel parking areas are located to the west of the building. Overgrown vegetation is located to the north of the building and groomed grass is located south of the building. The subject property building is currently unoccupied.

#### **3.2: Subject Property Location**

The subject property is located in the Township thirty (30) North (T. 30N), Range seven (7) East (R. 7E), Section 31, New Manchester, Wabash County, Michigan.

Refer to Figure 1, Site Location Map; and Figure 2, Generalized Diagram of the Subject Property and Surrounding Area.

#### **3.3: Vicinity Characteristics**

The subject property is located within commercial, light industrial and residential area of New Manchester.

#### **4.0 HISTORICAL REVIEW**

The objective of reviewing historical sources is to: (1) develop a history of previous uses or specific occupancies of the subject property and adjoining properties, (2) identify those uses or specific occupancies that are likely to have led to potential environmental concerns at the subject property, and to the extent identifiable, at adjoining properties, and (3) identify obvious uses of the subject property from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. Further, the historical review was completed to assess whether operations were conducted that involved the use, storage and/or disposal of hazardous waste, hazardous substances, and/or petroleum products.

An understanding of the subject property was obtained from reasonably ascertainable standard and other historical sources extending back to 1938. Data failure occurred prior to that date, and from 1939 to 1950, from 1952 to 1963, and from 1967 to 1981. Based on the data failure, PME identified a significant data gap during the completion of this Phase I ESA. Refer to Section 12.1 for additional information on data failure that represents a significant data gap. Interviewees provided independent knowledge of subject property and surrounding area usage which in turn provided information confirming historical subject property and general adjoining and surrounding land usage. See Appendix A for specific documentation of standard and other historical sources consulted and availability of these sources. The history of the subject property and adjoining and surrounding areas, which was able to be derived from standard historical sources and other sources to satisfy the ASTM Standard requirements for uses of a property (except those excluded by data failure), have been described within the text of this report.

##### **4.1: Aerial Photographs and Sanborn Maps**

Historical aerial photography is often useful in identifying past usages of a property or surrounding area, building locations, and discernible notable features, which may indicate potential environmental concerns with regard to the subject property or surrounding area.

Reasonably ascertainable aerial photography was obtained from FirstSearch for 1938 (scale: unknown), 1951 (scale: unknown) and 1964 (scale: unknown) (Appendix B). PME obtained a recent aerial photograph from the U.S. Geological Survey for 1981 (scale: unknown), 1986 (scale: unknown), 1992 (scale: unknown), and 1998 (scale: unknown) (original source unknown) (Appendix B). Reference to the subject property or adjoining site usages in a particular aerial year is based on information obtained through site observations as well as standard and other historic sources. It should be noted that the scale and resolution of the aerial photographs provided for only general descriptions of the subject property and adjoining properties and limited description and discernment of site-specific features.

Sanborn Fire Insurance Maps are historical map records of fire prevention hazards for specific urban areas. These maps often provide data that sometimes can be used to determine the presence of underground and aboveground storage tanks (USTs/ASTs), type of building materials, location of flammable material storage, and types of businesses that occupied a

particular site. Sanborn Fire Insurance Maps were not available for the subject property area. A certificate of "No Coverage", provided by EDR, is included in Appendix B.

### **Aerial Summary for the Subject Property**

| <b>Year and Source</b>         | <b>Summary of Information</b>  |
|--------------------------------|--|
| 1938 Aerial Year (FirstSearch) | The property appears to be occupied by a building, located within the central portion of the site. Exterior activities are present in the northeastern portion of the property.        |
| 1951 Aerial Year (FirstSearch) | Due to resolution, definitive details could not be determined; however, appears similar to the previous aerial year.   |
| 1964 Aerial Year (FirstSearch) | Similar to the previous aerial year.   |
| 1981 Aerial Year (USGS)        | The former building has been demolished and replaced with a large building located in the north-central portion of the property. A parking lot surrounds the building.                 |
| 1986 Aerial Year (USGS)        | Due to resolution, definitive details could not be determined; however, appears similar to the previous aerial year.   |
| 1992 Aerial Year (USGS)        | Similar to the previous aerial year, with the exception of the northeastern portion of the building has been removed. The parking lot is located to the west and east of the building. |
| 1998 Aerial Year (USGS)        | Similar to the previous aerial year.   |

### **Aerial Summary for the Adjoining Properties**

| <b>Year and Source</b> | <b>North Adjoining Properties</b> | <b>East Adjoining Property</b> | <b>South Adjoining Properties</b> | <b>West Adjoining Property</b> |
|------------------------|-----------------------------------|--------------------------------|-----------------------------------|--------------------------------|
|------------------------|-----------------------------------|--------------------------------|-----------------------------------|--------------------------------|

*Phase I ESA of the Vacant Light Industrial Building  
Located at 800 West 4th Street, New Manchester, Indiana  
PME Project No. 05-0004-0; December 19, 2007*

| <b>Year and Source</b>            | <b>North Adjoining Properties</b>  | <b>East Adjoining Property</b>  | <b>South Adjoining Properties</b>   | <b>West Adjoining Property</b>   |
|-----------------------------------|--|---|---|--|
| 1938 Aerial Year<br>(FirstSearch) | Northwest:<br>Contains a building on the west side of the property, with a driveway to the east of the building.<br>North: Contains vacant land, with several tracks throughout and possible soil piles.<br>Northeast:<br>Contains railroad tracks, which is consistent with observations made during the site reconnaissance. | The east adjoining property was historically part of the subject property, and contained a portion of the original building and a shed. | Southeast and South:<br>Agricultural land.<br>Southwest:<br>Contains a dwelling on the western portion of the property. | Contains two residential dwellings along the eastern portion of the property and agricultural land to the west of the dwellings. |
| 1951 Aerial Year<br>(FirstSearch) | Due to resolution, definitive details could not be determined.   | Due to resolution, definitive details could not be determined.  | Due to resolution, definitive details could not be determined.  | Due to resolution, definitive details could not be determined.   |
| 1964 Aerial Year<br>(FirstSearch) | Northwest: The former building was demolished and contains cleared land.<br>North: Contains a large building on the south-central portion of the property.<br>Northeast: Similar to the previous aerial year.  | The former building has been demolished and the property appears to be occupied.  | Southeast and South: Contains cleared land<br>Southwest: Similar to the previous aerial year.                           | Due to resolution, definitive details could not be determined; however, appears similar to the previous aerial year.             |

| Year and Source         | North Adjoining Properties   | East Adjoining Property   | South Adjoining Properties  | West Adjoining Property   |
|-------------------------|--|---|---|---|
| 1981 Aerial Year (USGS) | Northwest and Northeast: Similar to the previous aerial year.<br>North: The former building has been demolished and contains vacant land, with a small pond located in the south central portion of the property.                                | Appears to be occupied by cleared land.   | Southeast: Contains cleared land.<br>South: Contains two (2) residential dwellings.<br>Southwest: Contains a building in the northwest portion of the property, which is similar to observations made during the site reconnaissance. | Contains a residential trailer park on the western portion of the property with vacant land to the southeast, which is similar to observations made during the site reconnaissance. |
| 1986 Aerial Year (USGS) | Due to resolution, definitive details could not be determined.   | Due to resolution, definitive details could not be determined.  | Due to resolution, definitive details could not be determined.  | Due to resolution, definitive details could not be determined.  |
| 1992 Aerial Year (USGS) | Northwest: Contains a building in the south-central portion of the property, with a parking lot to the north, which is similar to observations made during the site reconnaissance.<br>North and Northeast: Similar to the previous aerial year. | Contains a building located in the central portion of the property, which is similar to observations made during the site reconnaissance. | Southeast: Contains a building located in the central portion of the property, which is similar to observations made during the site reconnaissance.<br>South and Southwest: Similar to the previous aerial year.                     | Similar to the previous aerial year.  |
| 1998 Aerial Year (USGS) | Similar to the previous aerial year.   | Similar to the previous aerial year.  | Similar to the previous aerial year.  | Similar to the previous aerial year.  |

#### 4.2: Local Street Directories

Reasonably ascertainable R.L. Polk's City Directories and Bresser's Cross-Index Directories of New Manchester, Michigan were researched. Bresser's Cross-Index Directories indicated the following limited and selective listing for the subject property and adjoining properties from 2000 to 2006. R.L. Polk Directories were not available for the subject property. Directories were researched in at least three-year increments. It should not be construed that the earliest date

represented is the initial date of occupancy. Other descriptions regarding adjoining property historical usage and development should also be referenced as provided in the text of this report.

Listings that have been "**bolded**" may represent a REC to the subject property. Additional information about these sites is included throughout the report.

The north adjoining property is occupied by vacant land, and no address was identified. The northeast adjoining property is currently and has historically been occupied by railroad tracks, followed by a residential dwelling. The east adjoining property has historically been vacant and is current occupied by a warehouse, and no address was identified. The south adjoining properties located on the western portion of the property have historically and are current occupied by residential dwellings. The west adjoining property has historically been vacant land and is current occupied by a residential trailer park. Therefore, no listings are provided.

**Subject Property: 400 4<sup>th</sup> Street**

2006-2000     No Listing

**Northwest Adjoining: 600 Strauss Provimi Road**

2006           Strauss Veal Inc  
2000           No Listing

**Southeast Adjoining: 903 4<sup>th</sup> Street**

2006           Manchester Industrial Service  
2000           Sincroft Sales

**Southwest Adjoining: 1001 4<sup>th</sup> Street**

2006           W&W Concrete Company  
2000           No Listing

**4.3: Assessing Department**

Reasonably ascertainable assessment information provided by the City of New Manchester Assessing Department Assessing Department was obtained and reviewed. Assessing records document that the subject property consists of one (1) parcel containing approximately 11.24 acres. Copies of available assessment records for the subject property and the current legal description are included in Appendix C. Pertinent information obtained from these records is referenced throughout this report.

**4.4: Building Department**

PME interviewed a representative of the City of New Manchester Building Department, who indicated there were limited records for the subject property. All copies were faxed to PME.

PME's review did not identify potential environmental concerns associated with the subject property. However, PME was provided with a Correspondence Letter, completed by the Town Manager of North Manchester, on February 9, 1994, which indicated a new address was being assigned to the subject property. The new address was identified as 505 Strauss-Provimi Road, North Manchester. PME submitted FOIA requests to all municipalities for this address; however, has not received a response within the time constraints of this report.

#### **4.5: Current Zoning**

PME reviewed the City of New Manchester zoning map. The subject property is currently zoned "light industrial." PME's review did not identify potential environmental concerns associated with the subject property based on its current zoning.

#### **4.6: Fire Department**

PME interviewed Fire Chief of the North Manchester Fire Department, who has been with the department for the past 18 years, indicating that the Peabody Company went out of business (unknown date) and a fire destroyed the majority of the building in the late 1980's. The building was reconstructed shortly after the fire. No additional records were available for the subject property.

#### **4.7: Health Department**

PME submitted a Freedom of Information Act (FOIA) request to the Wabash County Health Department for the subject property. PME did not receive a response within the time constraints of this report. If PME does receive a response, and it changes the findings of the report, the client will be notified.

#### **4.8: Government Institutional and Engineering Controls**

PME has not identified any record or institutional controls or engineering controls associated with the subject property through review of reasonable ascertainable records. The owner of the property did not have any knowledge of institutional controls or engineering controls associated with the subject property.

#### **4.9: Oil and Gas Wells**

PME reviewed the Indiana Geological Survey web site to determine if an oil and/or gas well existed previously on the subject property or surrounding area. No records of an oil and/or gas well existing on or adjacent to the subject property were identified. In addition, PME submitted a FOIA request to the IDEM Wellhead Protection Area Proximity Determination. PME received written response indicating that the subject property was not located within a Wellhead Protection Area.

#### **4.10: Agricultural Use**

No agricultural usages have been identified with the subject property through review of aerial photographs and Sanborn maps. Data failure occurred prior to 1938.

#### **4.11: Summary of Historical Use**

Original development of the subject property occurred prior to 1938 with the construction of a building, located in the central portion of the property. PME was unable to determine the construction date of the former building. The building and site activities depicted in the 1938, 1950 and 1964 aerial years may have been related to the operations of the north adjoining property, which was historically The Old City Landfill and Lagoon. The former building was demolished prior to 1966. PME was unable to determine the former occupants and operations. **The potential exists that hazardous substances or petroleum products were used or stored on the subject property associated with the former operations, which represents a REC.**

The current building was constructed in 1966 and was occupied by Peabody Company, which manufactured chairs. According to interviews with the Fire Chief of the North Manchester Fire Department, Peabody Company went out of business (unknown date) and a fire destroyed the majority of the building in the late 1980's. The building was reconstructed shortly after the fire. According to Mr. Bob Piecuch, current owner of the subject property, who purchased in the subject property in 1991, the property was occupied by an aluminum wheel fabricator from 1991 until 2006; however, manufacturing operations ceased in 2001, and the building was utilized for warehousing until April 2006. The building has been unoccupied since approximately April 2006.

The subject site was historically occupied by manufacturing operations from approximately 1966 until at least the 1980's. Historical interior waste streams associated with the former manufacturing operations would have consisted of general hazardous substances and/or petroleum products, including but not limited to cutting oils, hydraulic oils, solvents, and mineral spirits. This time period preceded major environmental regulations and current waste management and disposal procedures. **The historical waste management practices associated with the manufacturing operations are unknown and may be a source of subsurface contamination, which represents a REC to the subject property.**

### **5.0 PREVIOUS ENVIRONMENTAL REPORTS**

PME reviewed the IDEM on-line files for the subject property. Other previous reports may exist for the subject property, however, none were provided to PME by the client or owner of the property.

#### **5.1: List of Previous Reports**

PME reviewed the following report pertaining to previous environmental investigation completed at the subject property:

- Closure Report, October 25 1993, Bio-Rem, Inc. (Bio-Rem).

Refer to Appendix D for a copy of the previous site investigations.

## **5.2: Summary of Previous Investigations**

Bio-Rem was retained by Sun Metal Products, Inc. in April 1993 to conduct remedial activities associated with a release of #5 heating oil from two (2) 10,000-gallon underground storage tanks (USTs). The report states that five (5) USTs containing gasoline, diesel fuel, and #5 heating oil were removed from the subject property (unknown removal dates). The Closure Report prepared by Bio-Rem does not provide the location(s) or sizes of the former gasoline and diesel fuel USTs but does indicate the location of the two (2) former 10,000-gallon #5 heating oil USTs were located south of a concrete slab east of the former subject building. The Closure Report did not indicate if any samples were collected from the gasoline, diesel fuel, and #5 heating oil UST excavation(s).

The Closure Report states that in 1991, Pollution Control Systems, Inc. (PCS) installed 13 soil borings (1 through 13) and five (5) groundwater monitoring wells (MW-1 through MW-5) to assess the #5 heating oil UST excavation area. The Closure Report indicates that PCS collected and submitted soil samples for laboratory analysis but does not indicate how many soil samples were collected and analyzed. The soil samples were submitted for analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), polychlorinated biphenyls (PCBs), total petroleum hydrocarbons (TPH), pesticides, and Resource Conservation and Recovery Act (RCRA) Eight Metals (i.e., arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver), or some combination thereof. Saturated soil conditions were encountered in sandy soils at approximately 12.0 feet below ground surface (bgs) but no groundwater samples were collected. Groundwater flow direction was estimated to be southeast. In addition, free product was identified within monitoring wells MW-3 and MW-4.

PCS soil analytical data indicated that TPH concentrations required corrective action by remediation; therefore, Bio-Rem was retained to conduct bioremediation in the area of the former #5 heating oil USTs area. Bio-Rem installed 16 soil borings on a grid pattern (i.e., 10 foot centers to 12.0 feet bgs) in this area and collected and submitted eight (8) soil samples for laboratory analysis of TPH and the VOC species benzene, toluene, ethylbenzene, and xylenes (commonly referred to as BTEX) and trichloroethene (TCE), or some combination thereof, to establish a baseline of contaminants in the area. Various concentrations of TPH and BTEX were detected above laboratory method detection limits (MDLs) and/or applicable cleanup criteria. TCE was not detected.

Bio-Rem injected bacteria into the subsurface in the area of the two (2) former #5 heating oil USTs and conducted three (3) consecutive monitoring events (time between events was not indicated) using a photo-ionization detector (PID) to monitor the effectiveness of the biodegradation of the #5 heating oil by the injected bacteria, by collecting a PID reading from each monitoring point. Based upon low level PID readings during the three (3) monitoring events, Bio-Rem completed soil verification sampling by collecting four (4) soil samples from

within the area of the two (2) former #5 heating oil USTs. The four (4) soil samples were submitted for laboratory analysis of TPH, BTEX, and TCE. Various concentrations of TPH and BTEX were detected above laboratory MDLs but not above applicable cleanup criteria. TCE was not detected. Bio-Rem concluded that the remedial activities had effectively reduced contaminant concentrations to below applicable cleanup criteria.

### **5.3: PME's Opinion of Adequacy of Previous Investigations**

The following deficiencies were noted in association with the previous related site assessment activities, which represent a REC:

- The location of the former gasoline and diesel fuel USTs were not provided and it is unknown if samples were collected and analyzed from the former gasoline and diesel fuel USTs excavations.
- No groundwater samples were collected and analyzed; therefore, it is unknown if groundwater beneath the subject property was impacted above applicable cleanup criteria. In addition, free product was encountered with monitoring wells MW-3 and MW-4. No additional monitoring or sampling of these wells was available.
- The soil samples were not methanol preserved, which is a current IDEM requirement. The potential exists for elevated volatile organic compounds to be present on the subject property.
- The boring logs do not document that the soils were field screened. Therefore, PME cannot comment on whether soil samples were collected in the correct locations and/or intervals that would most likely exhibit contamination.
- Insufficient sampling was completed in the area of the two (2) former #5 heating oil USTs.

In PME's professional opinion, additional site assessment is necessary to adequately assess the former UST areas.

## **6.0 INTERVIEWS**

The objective of completing interviews with knowledgeable site contacts is to obtain information about the uses and physical characteristics of the property. In general, interviewees supported the information reviewed from other historical sources (i.e. aerial photos, city records, etc.).

### **6.1: Interview with Subject Property Owner**

PME interviewed Mr. Bob Piecuch, current owner of the subject property, on December 11, 2007. Mr. Piecuch has owned the subject property since approximately 1991. According to Mr. Bob Piecuch, the property was occupied by aluminum wheel fabricator from 1991 until 2006; however, manufacturing operations ceased in 2001, and the building was utilized for warehousing until April 2006. The building has been unoccupied since approximately April

2006. Mr. Piecuch was provided with a Phase I ESA Questionnaire; however, PME did not receive a response within the time constraints of this report.

#### **6.2: Interview with Key Site Manager**

The ASTM Standard identified the “key site manager” as a person with good knowledge of the uses and physical characteristics of the property.

The subject property is currently unoccupied; therefore, no key site manager was available for an interview. PME was granted access to the subject property building Mr. Robert Peter, purchaser of the subject property.

#### **6.3: Interview(s) with Subject Property Occupant(s)**

The ASTM Standard specifies that if the property has five or less occupants, a reasonable attempt to interview a representative from each occupant shall be made. If there are more than five occupants, a reasonable attempt to interview the major occupant(s) shall be made, as well as any occupants whose operations are likely to indicate RECs. For multi-residential properties, residential occupants do not need to be interviewed.

Due to the vacant status of the subject property, there are no current occupants available for interview.

#### **6.4: Interview(s) with Past Owner(s), Occupant(s), and Operator(s)**

The ASTM Standard requires interviews with past owners, operators, and occupants of the subject property who are likely to have material information regarding the potential for contamination at the property. Interviews should be conducted to the extent that the past owners, operators, or occupants have been identified and have information that is not duplicative of information already obtained from other sources.

PME was not provided with contact information for the past owner, operators, or occupants of the subject property by the current site owner. Additionally, reasonably ascertainable information reviewed during the completion of this Phase I ESA did not identify any contact information for former owners, operators, or occupants. Review of reasonably ascertainable records (phone directories, municipal records, etc.) did not reveal contact information for the former owners, operators, or occupants. Therefore, no other interviews were conducted.

#### **6.5: Interview(s) with Others**

No other interviews were completed for the subject property.

## **7.0 SUBJECT PROPERTY RECONNAISSANCE**

### **7.1: Methodology and Limiting Conditions**

The subject property reconnaissance consisted of visual and physical observations of the subject property. PME visually and/or physically observed the periphery of the subject property. In addition, PME observed the subject property from all adjacent public thoroughfares. PME reviewed the subject property following a grid pattern designed to cover representative portions of the unimproved areas.

Ms. Rachael Koch of PME conducted the subject property reconnaissance on December 3, 2007. Mr. Robert Peter, purchaser of the subject property, accompanied PME during the reconnaissance. At the time of reconnaissance, weather conditions were approximately 25° F and overcast. Photographs from the site reconnaissance are included in Appendix E.

PME encountered the following project specific facts or conditions that limited our ability to access the subject property:

- Visual observations of the subject building's interior were limited by the limited electric lighting.
- Visual observations of the exterior portions of the subject property were limited by overgrown vegetation.
- A dusting of snow cover was present during the site reconnaissance.

### **7.2: Descriptions of Structures and Other Improvements**

The subject property is occupied by an approximately 85,260 square foot light industrial building located in the central portion of the property, which was constructed in 1966 and redeveloped after a fire in the late 1980's. The current building contains a warehouse area, an office area and bathrooms.

Interior finish materials in the office area and bathrooms include two (2) foot by four (4) foot suspended acoustical ceiling tile, concrete block walls and concrete floors. The warehouse area is unfinished with a poured concrete floor, concrete block walls, and a metal deck ceiling. PME did not observe any obvious signs of water damage, water intrusion and/or mold during the site reconnaissance.

A concrete slab foundation is located to the east of the building, which is indicative of the original portion of the building constructed in 1966. Gravel parking areas are located to the west of the building. Overgrown vegetation is located to the north of the building and groomed grass is located south of the building. The subject property building is currently unoccupied.

### **7.3: Utilities**

#### **7.3.1: Municipal Water/Water Wells**

The subject property is currently connected to municipal water and sewer. Interviews with Mr. John Mugford, of the Town of North Manchester Public Works indicated that the current building was connected to municipal water 1989, which was after the building fire. Water lines were available in approximately 1959 (or before). No private water wells have been identified with the subject property through review of reasonably ascertainable records. However, the potential exists that a private water well was utilized by the former occupant. If a private water well were discovered in the future on the subject property, the well should be properly abandoned.

#### **7.3.2: Sanitary Sewer/Septic System**

The subject property is currently connected to municipal water and sewer. Interviews with Mr. John Mugford, of the Town of North Manchester Public Works indicated that the current building was connected to municipal sewer in 1989, which was after the building fire. Sewer lines were available in approximately 1959 (or before). No septic fields have been identified with the subject property through review of reasonably ascertainable records. The former subject property building may have utilized a private septic field. Historical interior waste streams associated with the property during this time frame are unknown, but may have consisted of general hazardous substances and/or petroleum products. This time period preceded major environmental regulations and current waste management and disposal procedures. **The historical waste management practices associated with the potential septic field are unknown and may be a source of subsurface contamination, which represents a REC to the subject property.**

According to a representative of the Town of North Manchester Public Works, the sanitary and storm lines in the area of the subject property are combined.

#### **7.3.3: Storm Water Management**

PME did not observe storm water catch basins on the subject property.

#### **7.3.4: Heat Source**

The subject property is connected to natural gas, which is supplied by NIPSCO. Interviews with a representative of NIPSCO indicated the subject property historically utilized fuel oil and no connection date was available. Review of the previous site investigation indicates that the subject property historically operated (2) 10,000-gallon #5 fuel oil USTs. The construction of the former subject property building predates the known natural gas availability for the area. It is likely any former heating oil UST would have been encountered during the construction of the

current building. However, the potential exists for a release to have occurred and for contamination to be present, which represents a REC to the subject property.

#### **7.4: Subject Property Observations**

##### **7.4.1: Current Interior Observations**

###### **7.4.1.1: Current Interior Operations**

The subject property is currently vacant of occupants and therefore there are no current business operations.

###### **7.4.1.2: Current Interior Hazardous Substances/Petroleum Products Usages and Storage**

PME did not observe any interior hazardous material usage or storage during the site reconnaissance.

###### **7.4.1.3: Current Interior Waste Streams**

The subject property is currently vacant of occupants and therefore there are no current interior waste streams.

###### **7.4.1.4: Current Interior Pits, Drains, Sumps and Drywells**

PME did not identify any floor drains within the subject property building, with the exception of a drain located within the truck well. No staining was observed.

PME has not identified any interior underground pits, sumps or dry wells.

###### **7.4.1.5: Interior Staining and Floor Conditions**

PME did not observe evidence of interior staining or corrosion within the subject building.

##### **7.4.2: Current Exterior Observations**

###### **7.4.2.1: Current Exterior Operations**

Current exterior site operations consist of temporary vehicle parking, which does not represent a REC.

###### **7.4.2.2: Current Exterior Hazardous Substances/Petroleum Products Usages and Storage**

PME did not observe any current exterior hazardous substance or petroleum product storage or usage during the site reconnaissance.

#### **7.4.2.3: Current Exterior Waste Storage**

PME did not observe any dumpsters or other exterior solid waste containers on the subject property.

PME did not observe any suspect soil piles or mounds on the subject property.

#### **7.4.2.4: Current Exterior Pits, Ponds, and Lagoons**

No pits, ponds, or lagoons were identified on the subject property during the site reconnaissance.

#### **7.4.2.5: Exterior Staining and Stressed Vegetation**

PME did not observe any evidence of stained soil, stressed vegetation, stressed pavement, or stained pavement at the subject property.

#### **7.4.3: Underground Storage Tank (UST) Systems**

Review of the on-line IDEM files indicates the subject property was historically identified as 806 West 4<sup>th</sup> Street, and contained one (1) 10,000-gallon diesel UST, located south of the building and one (1) 500-gallon gasoline UST, located east of the building. PME was unable to determine the installation and/or removal dates of the USTs. However, review of a previous site investigation indicates the subject property contained five (5) additional USTs, containing fuel oil, and gasoline and diesel fuel.

##### **Historical UST Information**

| <b>Size</b>    | <b>Contents</b> | <b>Location</b>   | <b>Date Installed</b> | <b>Date Removed</b> | <b>Source</b>          |
|----------------|-----------------|-------------------|-----------------------|---------------------|------------------------|
| 500-gallons    | Gasoline        | East of building  | Unknown               | Unknown             | IDEM                   |
| 10,000-gallons | Diesel          | South of building | Unknown               | Unknown             | IDEM                   |
| 10,000-gallons | Fuel Oil        | Unknown           | Unknown               | Unknown             | Previous Investigation |
| 10,000-gallons | Fuel Oil        | Unknown           | Unknown               | Unknown             | Previous Investigation |
| Unknown        | Gasoline        | Unknown           | Unknown               | Unknown             | Previous Investigation |
| Unknown        | Diesel          | Unknown           | Unknown               | Unknown             | Previous Investigation |
| Unknown        | Unknown         | Unknown           | Unknown               | Unknown             | Previous Investigation |

Review of ascertainable records indicates a discrepancy of the USTs historically utilized at the subject property. **The potential exists for orphan USTs to be present on the property and/or for a release to have occurred, which represents a REC.**

#### **7.4.4: Aboveground Storage Tank (AST) Systems**

The EPA's Oil Pollution Prevention Rule became effective January 10, 1974, and was revised on July 17, 2002. Facilities subject to the rule must prepare and implement a plan to prevent any discharge of oil into or upon navigable waters or adjoining shorelines. The plan is called a Spill Prevention, Control, and Countermeasure (SPCC) Plan. A facility with an aggregate aboveground storage capacity of 1,320 gallons or more of any kind of oil, including but not limited to petroleum, fuel oil, sludge, oil refuse, oil mixed with wastes other than dredged spoil, fats, oils or greases from animals, vegetable oils, synthetic oils, and mineral oils, is subject to the SPCC Rule.

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current and historical presence of ASTs on the subject property.

#### **7.4.5: Potential PCB Containing Materials**

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the United States Environmental Protection Agency (U.S. EPA). PCBs in electrical equipment are controlled by U.S. EPA regulations 40 CFR, Part 761. The ASTM Standard requires identification of electrical or hydraulic equipment, not including light ballasts, that are known to contain PCBs or likely to contain PCBs.

During site reconnaissance, PME observed a pole-mounted transformer located to the south of the subject building (photograph #2) and three (3) pole mounted transformers located to the west of the building (photograph #17). The transformers did not contain a label indicating PCB content; however, the transformer appeared to be good condition with no evidence of leaks.

### **8.0 PHYSICAL SETTING SOURCES**

#### **8.1: Topography**

The United States Geological Survey Division (U.S.G.S.) 7.5-Minute Topographic Map of the North Manchester North, Indiana Quadrangle, 1962 (photo revised in 1994) for the subject property was reviewed in accordance with the ASTM standards (Figure 1). The map was reviewed to determine if conditions exist whereby hazardous substances or petroleum products migrate to or from the subject property to surface water, groundwater or soil.

Based on the topographic map, the subject property is located at an elevation of 776 feet above mean sea level. The immediate subject property area appears to slope to the southeast.

## **8.2: Drainage Patterns**

Based on site reconnaissance observations, the subject property and surrounding areas appear to be relatively flat with no discernable slope. Storm water likely penetrates the subsurface in the unpaved portions of the subject property.

## **8.3: General Soil Profile**

According to information available from the United States Department of Agriculture, Soil Survey of Wabash County, Indiana the subject property area is generally characterized by the following soil types (Appendix H):

Fox Series, 0 to 35 percent slopes, consists of very deep, well drained soils which are moderately deep to stratified calcareous sandy outwash. Permeability is moderate in the loamy mantle and rapid or very rapid in the outwash. Fox soils are on outwash plains, stream terraces, valley trains and kames and in outwash areas on moraines.

Sebewa Series, 0 to 3 percent slopes, consists of very deep, poorly drained or very poorly drained soils formed in loamy outwash and the underlying gravelly and sandy outwash plains, valley trains, and stream terrace on terrace landscapes. Permeability is moderate in the upper loamy materials and rapid or very rapid in the underlying gravelly and sandy materials.

## **8.4: Geology**

According to the Indiana Geological Survey, in this area of Lake County, quaternary deposits are underlain by bedrock composed of the Devonian System.

Review of the previous site investigation indicates saturated soil conditions were encountered in sandy soils at approximately 12.0 feet below ground surface (bgs).

## **8.5: Hydrogeology**

A review of topographic features/gradient may be suggestive of the hydrogeologic gradient in the immediate subject property area, since in a general way, the water table typically conforms to surface topography. Based solely on topographical features, the anticipated groundwater flow direction would be to the southeast.

Review of the previous site investigation indicates saturated soil conditions were encountered in sandy soils at approximately 12.0 feet bgs and groundwater flow direction was estimated to be southeast.

Review of IDEM Wellhead Protection Program documents indicates the subject property is not located within a wellhead protection zone.

## 9.0 REGULATORY RECORDS REVIEW

PME retained EDR to provide current environmental database information compiled by a variety of federal and state regulatory agencies. The purpose of obtaining this data was to evaluate potential environmental risks associated with the subject property, adjoining sites, and other sites that are (1) identified on target lists, and (2) within varying distances of up to one mile from the subject property. PME reviewed the following federal and state databases for such listings within the indicated search radii.

| Type           | Regulatory Agency Database  | Approximate Minimum Search Distance (AMSD) | Number of Sites within AMSD |
|----------------|---|--|-----------------------------|
| Federal        | National Priority List (NPL)  | 1 mile                                     | 0                           |
| Federal        | Proposed NPL  | 1 mile                                     | 0                           |
| Federal        | De-listed National Priority List (DNPL)   | ½ mile                                     | 0                           |
| Federal        | Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)    | ½ mile                                     | 0                           |
| Federal        | CERCLIS No Further Remediation Action Planned (NFRAP) Site List                                   | subject property and adjoining properties  | 1                           |
| Federal        | Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Facilities List | 1 mile                                     | 1                           |
| Federal        | RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Facilities List                            | ½ mile                                     | 0                           |
| Federal        | RCRA Large Quantity Generators List   | subject property and adjoining properties  | 0                           |
| Federal        | RCRA Small Quantity Generators List   | subject property and adjoining properties  | 1                           |
| Federal        | Institutional Control / Engineering Control Registries <sup>3</sup>                               | subject property                           | 0                           |
| Federal        | Environmental Response and Notification System (ERNS)   | subject property                           | 0                           |
| State & Tribal | Hazardous Waste Sites (HWS) (equivalents to NPL and CERCLIS)                                      | 1 mile                                     | 0                           |
| State & Tribal | Delisted Hazardous Waste Sites (HWS)  | 1 mile                                     | 0                           |
| State & Tribal | Solid Waste Facilities/Landfill Sites (SWLF)  | ½ mile                                     | 0                           |
| State & Tribal | Historical Landfill Site (HIST LF)  | ½ mile                                     | 0                           |
| State & Tribal | Leaking Underground Storage Tank (LUST) List  | ½ mile                                     | 3                           |
| State & Tribal | Registered Underground Storage Tank (UST) List  | subject property and adjoining properties  | 2                           |

<sup>3</sup> Neither the US EPA nor Michigan Tribal Governments nor the State of Michigan maintains registries of sites with Institutional Controls / Engineering Controls in the subject property area. Refer to Section 2.2 for additional information.

| Type           | Regulatory Agency Database  | Approximate Minimum Search Distance (AMSD) | Number of Sites within AMSD |
|----------------|---|--|-----------------------------|
| State & Tribal | Institutional Control / Engineering Control Registries <sup>3</sup> | subject property                           | 0                           |
| State & Tribal | Brownfield Sites  | ½ mile                                     | 0                           |
| State          | Baseline Environmental Assessment (BEA) Sites                       | ½ mile                                     | 0                           |
| State          | Indiana Manifest  | subject property and adjoining properties  | 1                           |

#### NON ASTM SCOPE DATABASES

| Type  | Regulatory Agency Database                 | Database Search Distance | Number of Sites within Search Distance |
|-------|--|--------------------------|--|
| State | Dry cleaners                               | 1 mile                   | 0                                      |
| State | Manufactured Gas Plants                    | 1 mile                   | 0                                      |
| State | Pollution Emergency Alerting System (PEAS) | 1 mile                   | 0                                      |

#### 9.1: Subject Property and Occupant Listings

The EDR Report (Appendix J) identified following listings for the subject property or its known occupants on the referenced databases:

**Peabody Co/A Div of Amer Std.** – The subject property is identified as UST site (permanently out of service). Refer to Section 5.0 for a summary of the site investigation activities and Section 7.4.3 for a summary of the former UST systems. Review of the on-line IDEM files indicates the subject property was historically identified as 806 West 4<sup>th</sup> Street, and contained one (1) 10,000-gallon diesel UST and one (1) 500-gallon gasoline UST. PME was unable to determine the installation and/or removal dates of the USTs. However, review of a previous site investigation indicates the subject property contained five (5) additional USTs, containing fuel oil, and gasoline and diesel fuel. Review of ascertainable records indicates a discrepancy of the USTs historically utilized at the subject property. **The potential exists for orphan USTs to be present on the property and/or for a release to have occurred, which represents a REC.**

#### 9.2: Adjoining and Nearby Sites

PME's review of the referenced databases (including those on the orphan list) also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the EDR/FirstSearch report present an environmental risk to the subject property, PME considered the following criteria:

- The type of database on which the site is identified.

- The topographic position of the identified site relative to the subject property.
- The direction and distance of the identified site from the subject property.
- Local soil conditions in the subject property area.
- The known or inferred groundwater flow direction in the subject property area.
- The status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated by reviewing MDEQ file information. Using the referenced criteria, and based upon a review of readily available information contained within the EDR Report, PME did not identify adjoining (i.e., bordering) or nearby sites (e.g., properties within a ¼-mile radius) listed in the EDR Report that were judged to present a potential environmental risk to the subject property, with the exception of the following:

***Peabody Company*** – This site is identified as North 100 feet of 800 West 4<sup>th</sup> Street, North Manchester and is the north adjoining property. The north adjoining property is currently listed as a CERCLIS site, CORRACTS site, SQG and Indiana Manifest site. The north adjoining property was historically occupied by a landfill/lagoon. Based upon a letter report, completed by the US EPA in January 1994, the northern portion of the original 23-acre parcel (known as the North 1000 feet of 800 West 4<sup>th</sup> Street) is not part of the subject property. Therefore, the properties identified as “North 1000 feet of 800 West 4<sup>th</sup> Street” are related to the north adjoining property, and not the subject property. **The possibility exists that contamination from the property has migrated onto the subject property, which represents a REC.**

***Strauss Veal Feeds, Inc.*** – This site is identified as 600 Strauss Provimi, North Manchester, and is the northwest adjoining property. Review of the EDR report indicates the northwest adjoining property is listed as an inactive UST site (permanently out of service). Based upon the current inactive status, and distance from the subject property, PME has not identified this site as a REC.

## **10.0 ADJOINING PROPERTIES**

A visual inspection of the adjoining properties was made from the subject property and public thoroughfares. Color photographs are included within Appendix E. Refer to Sections 4.1 and 4.2 for a more detailed description on historical usages from the specific resources referenced. Through site observations, regulatory records review, and review of reasonably ascertainable standard and other historical sources for the subject property area, PME has not identified these adjoining properties to represent potential adjacent RECs to the subject property, with the exception of the north and northeast adjoining properties. Refer to the paragraphs below for additional information.

### **North Adjoining Properties**

The northwest adjoining property, identified as 600 Strauss Provimi Road, is occupied by Strauss Veal Feed (photograph #18). Review of aerial photographs and city directories indicates that the northwest adjoining property was historically occupied by a commercial building in at least 1938 and was demolished between 1951 and 1964. The current building was constructed between 1981 and 1992. According to the EDR database, the northwest adjoining property is listed as an inactive UST site (permanently out of service). Based upon the current inactive status, and distance from the subject property, PME has not identified this site as a REC.

The north adjoining property is currently occupied by vacant land and a small pond (photograph #19). Review of aerial photographs indicates the property was historically occupied by a commercial building in at least 1964 and the building was demolished prior to 1981. The north adjoining property is currently listed as a CERCLIS site, CORRACTS site, SQG and Indiana Manifest site. The north adjoining property was historically occupied by a landfill/lagoon. Refer to Section 9.2 for additional information.

The northeast adjoining property has historically and is currently occupied by railroad tracks (photograph #19). The potential exists for spills of hazardous substances and/or petroleum products to have occurred along the historical railroad tracks. Additionally, railroads may be a source of subsurface contamination resulting from treated railroad ties and historic weed control. **Subsurface contamination may exist due to creosote leaching from railroad ties and/or metals such as arsenic or lead from weed killers, which represents a REC.**

### **East Adjoining Property**

The east adjoining property was historically associated with the subject property (photograph #20). Review of the aerial photographs indicates that the property was originally developed prior to 1938, with a portion of the former subject property building and a shed. The building and shed were demolished between 1951 and 1964. The current warehouse was constructed between 1981 and 1992. PME was unable to identify an address associated with the east adjoining property.

### **South Adjoining Properties, across West 4<sup>th</sup> Street**

The southeast adjoining property, identified as 903 West 4<sup>th</sup> Street, is occupied by Manchester Industrial Services (photograph #21). Review of aerial photographs and city directories indicates the current building was constructed between 1981 and 1992. Prior to development, the property was occupied by agricultural land. Based upon the distance from the subject property, across West 4<sup>th</sup> Street and the reported groundwater flow to the southeast, PME has not identified this site as a REC.

The south adjoining properties are currently occupied by two (2) residential dwellings. The property was historically occupied by agricultural land in at least 1938. Two (2) residential dwellings were constructed on the properties between 1964 and 1981.

The southwest adjoining property, identified as 1001 West 4<sup>th</sup> Street, is occupied by a W & W Concrete Company (photograph #22). Review of aerial photographs and city directories indicates the property was developed prior to 1938 with a residential dwelling located in the western portion of the property. The dwelling was demolished between 1964 and 1981 and replaced with the current building.

#### **West Adjoining Property, across Strauss Provimi Road**

The west adjoining property is currently occupied by a residential trailer park. Review of aerial photographs indicates the property was initially developed prior to 1938 with residential dwellings located on the eastern portion of the property and agricultural land located on the western portion of the property. The dwellings were demolished between 1964 and 1981, and replaced with the current trailer park.

### **11.0 NON-ASTM SCOPE CONSIDERATIONS**

#### **11.1: Limited Asbestos Survey**

Asbestos containing products are often referred to as “asbestos containing materials” (ACM) and can include but are not limited to floor tile, plaster, drywall, surfacing, pipe wrap, roofing materials, siding and many other common building materials in any building regardless of construction date. ASTM Standard Designation E-1527-2005 and NESHAP regulations define ACM as containing more than one (1) percent asbestos, which is also considered regulated ACM. Friable ACM is ACM that can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM refers to materials that contain asbestos bound by cement, plastic, adhesive, etc. (i.e. gaskets, floor coverings, roofing materials, etc.) that cannot be crumbled, pulverized, or reduced to powder by hand pressure.

PME performed a limited visual survey for suspect ACM during the site reconnaissance. PME’s visual survey did not strictly adhere to AHERA, NESHAP, or OSHA regulations, since this is not the purpose of a Phase I ESA. The limited visual survey is not likely adequate to identify all suspect ACM. PME can provide a separate proposal for a comprehensive ACM inspection, if requested. Access in building structural columns or equipment liners (i.e., building columns, supports, behind walls, boiler or tank interiors, above ceilings, etc.), destructive sampling, random sampling, inspection of roofing materials, etc. were not included as part of this limited visual survey.

##### **11.1.1: Identification of Accredited Asbestos Inspector**

Ms. Rachael Koch of PME, accredited asbestos inspector (accreditation number A34085), performed a limited visual survey only.

##### **11.1.2: Suspect Friable and Non-Friable ACM**

PME observed obvious suspect friable ACM including suspended ceiling tile.

PME observed the above suspect ACM to be in good condition.

### **11.1.3: Analytical Results of Suspect Friable and Non-Friable ACM**

Based upon the installation date in the late 1980's, it's unlikely to contain asbestos; therefore, no sampling was completed. If significant interior renovation or demolition activities are planned, PME recommends that a full asbestos containing materials inspection be conducted in accordance with all applicable regulations.

### **11.2: Visual Lead Based Paint Survey**

A lead based paint survey was not requested or required for this site.

### **11.3: Visual Mold Survey**

PME did not observe any suspect microbial growth, water damaged or stained areas inside the subject building during the site reconnaissance.

### **11.4: Radon Survey**

A radon survey was not requested or required for this site.

### **11.5: Potential Wetlands**

A wetlands investigation was not part of the scope of work for this Phase I ESA. However, PME did not observe any wet areas potentially associated with wetlands on the subject. Review of aerial photographs identified a low lying wet area located on the north adjoining property. The wet area did not appear to be large enough to be considered a regulated wetland.

### **11.6: Electromagnetic Fields**

Identification of electromagnetic fields is not included within the scope of work for this Phase I ESA. However, PME did not observe any high tension wires or substations in the vicinity of the subject property.

## **12.0 OPINIONS, CONCLUSIONS AND RECOMMENDATIONS**

### **12.1: Significant Data Gaps**

The following significant data gaps were identified by PME during the course of this ESA:

- Due to data failure, PME was unable to obtain information regarding the former occupants/operations of the historical building located on the subject property from at least 1938 until approximately 1964. The potential exists that hazardous substances or petroleum products were used or stored on the subject property associated with the former

operations. This data failure represents a significant data gap and represents a REC unless additional information is obtained or made available.

## **12.2: Recognized Environmental Conditions (RECs)**

PME has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of Vacant Light Industrial Building located 800 West 4th Street, New Manchester, Wabash County, Indiana, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property except the following:

- Due to data failure, PME was unable to obtain information regarding the former occupants/operations of the historical building located on the subject property from at least 1938 until approximately 1964. This data failure represents a significant data gap. The potential exists that hazardous substances or petroleum products were used or stored on the subject property associated with the former operations.
- Review of the previous site investigation identified deficiencies including 1) The location of the former gasoline and diesel fuel USTs were not provided and it is unknown if samples were collected and analyzed from the former gasoline and diesel fuel USTs excavations, 2) No groundwater samples were collected and analyzed; therefore, it is unknown if groundwater beneath the subject property was impacted above applicable cleanup criteria. In addition, free product was encountered within monitoring wells MW-3 and MW-4. No additional monitoring or sampling in MW-3 and MW-4 was identified, 3) the soil samples were not methanol preserved, which is a current IDEM requirement. The potential exists for elevated volatile organic compounds to be present on the subject property, 4) the boring logs do not document that the soils were field screened. Therefore, PME cannot comment on whether soil samples were collected in the correct locations and/or intervals that would most likely exhibit contamination, and 5) Insufficient sampling was completed in the area of the two (2) former #5 heating oil USTs.
- The subject property was historically occupied by manufacturing operations from approximately 1966 until at least the 1980's. Historical interior waste streams associated with the former manufacturing operations would have consisted of general hazardous substances and/or petroleum products, including but not limited to cutting oils, hydraulic oils, solvents, and mineral spirits. This time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with the manufacturing operations are unknown and may be a source of subsurface contamination.
- The construction of the former subject property building predates the known natural gas availability for the area. It is likely any former heating oil UST would have been